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A PROFILE OF DUDLEY SQUARE: CURRENT CHARACTERISTICS AND FUTURE DEVELOPMENT POTENTIAL

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INTRODUCTION: PLANNING FOR DEVELOPMENT IN THE POLICY CONTEXT

The Greater Roxbury area including Dudley Square has long been an inner-city neighborhood in economic decline although recent indications point to a future of great promise. Fifty years of economic distress have eroded the well-being of the area which was once a thriving residential, commercial and industrial neighborhood center of Boston. During the last twenty years some progress has been made through the large amount of public investment in Dudley Square and the dedicated efforts of local businessmen and community leaders. Today Dudley Square is at the crossroads. The future economic potential of the area is bright given its excellent location, proximity to the downtown economic boom, stabilizing population losses, rising property values, property tax reform benefits, increasing public and private investment, active community involvement, and attractive sites for future development.

The path to that better future is one of a coordinated planning process guided by a targeted and balanced public investment strategy and focused on a jobs-intensive effort of specific private development investment in the Greater Dudley Square area. Key retail, office, institutional, industrial and residential investment coupled with wise public investment matched to community and neighborhood needs is a strategy toward meeting development goals. In the next three years nearly $30 million of private investment and nearly as much in public investment is already in the works or in advanced planning stages meaning a possible 1,000 new permanent jobs. Furthermore, a longer view of the future shows even more potential. This report assesses the future economic potential for the Greater Dudley Square area through a detailed economic market analysis.

Background Economic History of the Roxbury Area

From its founding in 1630 to the start of the 19th century the Roxbury Highland was primarily a rural affluent residential township connected to Boston by a narrow neck of land between Back Bay and the South Cove. The farmers of Roxbury provided Boston all during this period with goods as neither rapid growth or sudden economic change occurred. John Eliot, the Puritan, was the most notable figure of the seventeenth century settled in the Roxbury Highlands. Dr. Joseph Warren, a revolutionary era hero, was a notable figure of 18th century Roxbury.

At the end of the colonial period Roxbury began to change. Families of wealth and leisure built country homes in the area on the main road to the Boston peninsula. From 1800 through 1840 the Roxbury Highlands grew as a wealthy rural community while Lower Roxbury developed as a New England mill town with textile mills, printing firms, foundries, lumber and stone yards based upon water from Jamaica Pond and power from the Stony Brook. This pattern was reinforced from 1840 through 1870 as Roxbury became a model of the first suburban communities. Railroads through the area from 1835 through 1845 provided the means for settlement as a well-rounded town with a wealthy upper class gentry, a sizable and growing upper-middle class of businessmen, and a large contingent of industrial workers. This pattern was reinforced when the wealthy Jamaica Plain separated from the Roxbury community in 1851. Suburbanization continued until about 1870.

The period of greatest growth occurred from 1870 through 1900. As streetcar service was extended to Roxbury and the bays separating Boston were filled, residential development occurred at a fast pace.

Moderately-priced housing on smaller lots were constructed when Irish and Canadian immigrants began to densely populate most of the area with the Highlands remaining for the upper-middle classes. When the elevated subway to Dudley Station was completed by 1907 Roxbury had become a solid middle- and working-class neighborhood. The industrial base had evolved to a viable core of breweries and wholesaling firms while the Dudley commercial district was thriving.

From 1910-1930 Roxbury was almost completely built-up and economic change continued to occur. Successive waves of immigration brought a large Jewish population. Blacks began to populate lower Roxbury moving southward from the South End. The common feature of all of the immigrant groups dating from 1870 was their low family income with successive groups being poorer.. Even before the depression Roxbury had shown signs of deterioration but the 1930s saw few improvements and the large flight of the middle-class to other areas of the City and beyond.

After World War II Roxbury continued a period of economic decline. Many of the industries providing jobs left the area and Roxbury was losing its industrial base. The Dudley Square commercial district lost businesses that provided jobs and services to residents. By 1960 Roxbury was primarily a minority neighborhood and many of them were poor. Property owned by nonresident landlords was deteriorating while many resident-owners had no resources for investment.

During the 1960s, the Washington Park Urban Renewal Project became the first major residential rehabilitation project in the City undertaken by BRA. An extensive period of public investment from 1962-1980 resulted in much needed improvement to housing, schools, and public facilities although critical accompanying private investment was scarce. The 1970-75 period was about the greatest time of local economic hardship as disinvestment had occurred for thirty years and jobs were lost during the mid-1970s' recession. Also during the 1970s another wave of immigration swept the area as the Hispanic population doubled in ten years and significant numbers of Haitians, Central, and South Americans became prevalent.

The last seven to nine years has brought limited improvements with the benefits of public investment, some private development, and industrial expansion but the area remains depressed as it still serves a low-income resident population with few job opportunities and little local money for improvements. This brief socio-economic history shows that Roxbury has been in decline because it lost its local jobs base of industries, suffered from disinvestment in housing and other properties, experienced a decline in retail and commercial services as businesses moved to wealthier neighborhoods, and supports a significantly higher needy population. Currently, there are some significant gaps in retail/commercial needs, jobs-intensive businesses, residential investment, and supportive public services. If these needs can be addressed Roxbury can be on the road to a more viable and self-sufficient local neighborhood economy.

Positive Signs of Revival in Dudley Square Roxbury Area

The future development potential for the Dudley Square area is bright. Even though Dudley Square has experienced a long period of disinvestment and decline, the present fiscal and economic circumstances hold great promise for the area.

Dudley Square sits at an excellent location in Boston, just two and one-half miles from downtown near the new and growing Crosstown Industrial Park, as well as the substantial future opportunities of the Southwest Corridor. The current economic boom in Boston is leading to more jobs and opportunities downtown raising the likelihood that Roxbury will also benefit from increased private investment in the Dudley Square area. Recent stability of the City's population indicates that the Dudley and surrounding Roxbury neighborhoods will be less affected by turnover and disinvestment since good housing will be more in demand and in a better financial situation.

Recent statistics show that residential and commercial property values have been rising at a rapid pace since 1975, far surpassing the meager gains from 1955-1975 in the Dudley/Roxbury area. In addition, property tax reform has benefited the area bringing 30 to 50 percent lower tax burdens and thereby increasing the financial attractiveness of most private properties.

Public and private investment in the area is growing. Since the mid-1960s the large amount of public investment in schools, libraries, public facilities, housing, and transportation amenities have been built serving as a sound basis for future growth. In the last several years a significant amount of private investment is beginning to occur in several key sites, such as the Ferdinand's Building, Parcel P2C, and Crosstown Phase II. These investments will bring new jobs, new businesses, and more local tax revenues. Also, there are more attractive parcels of land close to the Dudley Square area that have seen increasing investor interest.

As a final point, the existing community itself must be recognized. A significant number of businesses are doing very well in terms of sales volume and financial situation proving to be an anchor of neighborhood stability. The active involvement of the area's Community Development Corporations and neighborhood residents in the future planning of economic development is a key sign of encouragement for the future. In summary, many present events are pointing in the direction of a positive economic future for the Dudley Square area.

The Need for Planning and Investment

In order to take the positive path towards economic development in the Dudley Square/Roxbury area there is a need for a substantial coordinated planning effort. A plan of goals, objectives, and targeted strategies would maximize the public and private development potential. Such an effort would ameliorate the haphazard nature of past and current public and private investments and a lead to balanced growth and development.

The key, primary orientation is for a jobs-intensive plan of specific private industries willing to locate in the area and provide employment and services for area residents. Development of key parcels in Dudley Square for retail, office, institutional, industrial, and housing investment should be matched to community needs for these services. Already some new businesses are locating in Dudley Square providing retailing outlets and personal services. In addition, some new industries are relocating to Crosstown Industrial Park. If these efforts are to continue the community and the City are going to have to play key roles in marketing and developing the area in the direction the community wants.

A targeted public investment strategy to provide capital facilities such as street and transportation services will be an important element in the plan. Public investment can be used to leverage private investment through subsidies and loans. Also, there is a role for improved public services, such as police, fire, and regular maintenance, in addition to social services such as day care for working mothers, job training with the local ORC, and others, such as drug abuse programs. A whole range of coordinated and improved public services are essential to make public-private cooperative development work.

BRA should be designated as the lead agency for planning and development in the Dudley Square/Roxbury area in charge of implementing the planning strategies. Another crucial role for BRA will be the management of the disposition of tax title, tax-foreclosed, abandoned, and other City-owned property in accordance with the planning and development strategy in order to assemble parcels for development, recycle property to productive owners, and rehabilitate abandoned buildings for community needs such as housing.

The establishment of a planning process will be a critical first step which will be taken by BRA in coordination with other City and State agencies as well as with community groups. One effort that will be essential is a comprehensive socio-economic study of Dudley Square and a market analysis of the viability of office, retail, industrial and other use potential. This study, as well as others mentioned later in this report provide only some of the required economic analysis.

Present Development and Future Projections

Current private development underway includes three projects with over $4 million and 50,000 square feet adding an estimated fifty jobs. Another nine projects totalling $23 million of investment in 550,000 square feet of development and providing an estimated 500 jobs are in the advanced planning stages. These projects represent a worthy start for the Dudley Square area. A total of $45 million in public investment is underway or planned.

The future potential of the Dudley Square area is intricately tied to the Southwest Corridor and Crosstown Park projects. These three areas have the potential for $1 billion of total public and private investment in all of Roxbury when including the Southwest Corridor and Washington Replacement transportation services. Projections of private investment alone call for an estimated $300 million in 2 million square feet of private mixed-use development generating nearly 10 to 12,000 jobs. Dudley Square should capture at least one=third or $100 million of private investment with the remainder going to the Southwest Corridor parcels. According to the above count, Dudley/Crosstown will reach the $30 million mark of private investment over the next four years. This means that another $60 to $70 million of investment could occur in the years following 1988. All of these projections are based upon an optimistic scenario where a plan is prepared and marketed to take maximum advantage of coordination with the Corridor, Replacement Service, and Crosstown projects. Nevertheless, these projections are realistic and represent a real opportunity for advancing economic development in the Roxbury and Dudley Square areas.

SOCIO-ECONOMIC PROFILES

Summary

Review of the Roxbury neighborhoods surrounding Dudley Square show that this minority community is comprised of larger families than in the City as a whole, with many female-headed households with children. The area has a larger problem with unemployment although more are in professional and service occupations than in the past and health care dominates the industry profile. Incomes are lower and poverty is more prevalent than citywide although some gains were made between 1970 and 1980.

The housing stock is generally old with significant vacant and abandoned buildings. Rents are somewhat lower than for the City due to large public housing and subsidies for private housing. This study will analyze Dudley Square in the context of the surrounding neighborhoods using a four-tiered approach: City, Electoral District, Sub-neighborhoods, and Dudley Square tracts.

What emerges from this analysis is that the primary social and economic problems of Roxbury have to do with unemployment, low-incomes, and poor quality housing. This is why a jobs-intensive effort of private development encouraged by public planning and investment is needed. Any jobs program has to specifically deal with the presence of large numbers of female-headed households with children and substantial numbers of youth and first-time job seekers. In addition, specific programs to recycle abandoned housing and encourage resident ownership are also encouraged.

City of Boston Profile, 1970-1980

Boston lost 12.2 percent of its population in the decade of the 1970s ending at a total of 562,994 residents. However, the trend toward smaller household sizes (2.4) enabled the rise in number of total households. The 1980 median age of 29 years is younger than the nationwide average due to more students, young adults (20-34), and minority populations. Minorities now comprise 30 percent of Boston's population including 22 percent blacks, 6 percent Hispanics, and 3 percent Asians. The dominant trend in household composition was to fewer "traditional" families (53 percent) and greater numbers of nonfamily households (47 percent)--single people, roommates, and unrelated individuals living together. A large 37 percent of Boston households contained only one single individual reflecting the predominance of young adults and elderly.

Labor force trends show the greater education of residents and the changeover of the economy to a services base. The proportion of adults with at least a high school diploma rose from 53 percent to 73 percent between 1970 and 1980 while those with at least a college degree rose from 10 to 20 percent. Labor force participation rose to 60 percent based upon a large rise in women workers to 53 percent. Unemployment rose to 6 percent. A substantial shift in industry of the employed occurred with a move toward professional, educational, health, and financial services and away from construction and manufacturing. The shift was paralleled in occupations with greater professional, technical, and managerial workers and fewer blue-collar positions. Three-fourths of residents worked in the City while one-quarter worked outside.

Large gains in median incomes occurred in the decade but lagged suburban advances. The poverty rate of 20 percent was still severe though particularly for black and Hispanic families.

An increase in the number of housing units matched the rise in total households. The 73 to 27 percent share of renter to owner occupancy was unchanged from 1970. Median household values showed great neighborhood variations with large gainers cancelling large losers to claim a small net inflation-adjusted decline. Median rents just about matched inflation. Boston's housing stock is much older than the nationwide average being an older city. The housing vacancy rate was 7.5 percent after deducting abandoned buildings but still reflected a shortage of available rental housing. Boston's population was much more mobile in 1980 with many fewer households having a five-year span than in 1970.

Electoral District 7/Roxbury Profile, 1970-1980

The population of ED7 rose by 2 percent in the decade to 67,947 residents, reversing the City trend. In addition, there were 13 percent more households, 23,987. The area was 76 percent minority in 1980, 62 percent black and 14 percent Hispanic. The Hispanic population doubled in ten years. A full 67 percent of the area was under 34 years old with the greatest gain in the 20-34 year age grouping. The citywide trend to less families and more nonfamily households was evident though not as pronounced. However, 28 percent of all families are female-headed compared to 16 percent citywide and 21 percent of ED7 families are female-headed with children compared to only 10 percent for the City as a whole.

Great gains were made in educational attainment of both High School and College graduates, however rates are still much lower than for the City. The labor force grew an astonishing 20 percent to over 25,000 employed and 2,600 unemployed. The unemployment rate of 9.5 percent was significantly above the City average of 6.1 percent. The occupational distribution shows the same shift as the City to greater professional, technical, managerial, and service workers but less blue-collar craftsmen and operatives although the shift is less pronounced. In industrial composition, health, manufacturing, retail trade, finance, and educational services are the largest categories. About the same shares work inside and outside of Boston as the citywide average.

Although substantial gains were made in income, the ED7 median family and household incomes are only about 70 percent of those for the City. In addition, 31 percent of all persons are below the poverty level increasing from 27 percent in 1970 and above the 20 percent citywide rate in 1980. Poverty rates for Hispanics and blacks were 49 percent and 29 percent, respectively.

There were 27,803 housing units in ED7 in 1980, a 16 percent rise from 1970; this compares to a 4 percent City gain. A noticeable trend was the reduction of owner-occupied units to only 14 percent of total stock compared to 27 percent for the City. Eighty-six percent of all units in ED7 were rented. Although the adjusted housing vacancy rate was ten percent there was a substantial number of units in the "other vacant" category--being held off the market for repair, modernization, legal settlement, or personal reasons. ED7 contained 1,062 boarded-up housing units, over 20 percent of the City total. The housing stock was generally newer than for Boston as a whole due to publicly-assisted housing construction. Median housing values were only 60 percent of City values. Rental payments were lower but likely reflect the amount of public and assisted units.

Sub-Neighborhood Profiles: Highland Park, Lower Roxbury, Sav-Mor and Washington Park

These four sub-neighborhoods of Roxbury combine to total over 32,000 residents in 1980. Washington Park was the largest at 18,550 while Highland Park contained only 3,252. The racial composition was 88 percent black, 6 percent Hispanic, and 5 percent white. Greatest concentration of blacks was in Washington Park while the greatest concentration of Hispanics was in Sav-Mor and Lower Roxbury. Median age is generally lower than that of the City with that of Lower Roxbury being only 21 years. There were about 11,600 households in these neighborhoods showing a much larger family size than for the City (almost 3.0). There were more families and less nonfamily households than averages for the City. Almost 35 percent of all households were strictly female-headed, while many had school-age children.

Labor force participation averaged a low 53 percent reflecting both the predominance of women and lower rates for men. Unemployment averaged over 10 percent; a high of 19 percent in Lower Roxbury and a low of 7 percent in Sav-Mor. Incomes were lowest and poverty rates highest in Lower Roxbury where they stood at $6,400 (55 percent of City median) and 41 percent (versus 20 percent for Boston), respectively. Incomes were higher and poverty rates less in Sav-Mor and Washington Park.

There were about 12,500 housing units in these four sub-neighborhoods. Owner-occupancy ranged from a high of 29 percent in Highland Park to only 4 percent in Lower Roxbury. Overall owner-occupancy was about the same (14 percent) as ED7, much below the Boston 27 percent average. The 16 percent vacancy rate was adjusted to about 10 percent when subtracting the nearly 700 boarded from 2,000 total vacant units. Thirty percent of Highland Park units were vacant but about one-half of those were boarded-up and abandoned. Washington Park had the lowest vacancy rate and the newest housing stock mainly due to the recent publicly-assisted housing construction. Lower Roxbury and Washington Park have the greatest concentration of multi-family housing due to the presence of large public housing while Highland Park and Sav-Mor have a larger share of 1-4 family houses. Housing values range from $17,000 in Lower Roxbury to $25,500 in Washington Park compared to citywide $36,000 average. Rents are highest in Highland Park and lowest in Lower Roxbury due to presence of housing assistance. Mortgage payments are about equal to the citywide rate.

Census Tract Profiles of Ten Dudley Square Tracts within a 15-Minute Walking Distance.

Population in these tracts totalled 20,774 in 1980 down 12.2 percent from 1970 total. The 7,379 household total reflects large family sizes. The Area is 87 percent black, 6 percent white and 8 percent Hispanic. Sixty-five percent of all persons are below age 34 while 16 percent are above 65 years old with very low proportion of 35-64 year old age categories. Sixty-three percent of all households were families and 37 percent nonfamilies. Forty percent of all households had children while 34 percent of all households were female-headed and 25 percent had children under 18. Seventy-eight percent of adults had a high school diploma but only 9 percent had a four-year college degree.

Of 7,656 people in the labor force in 1980, 800 were unemployed, an 11 percent rate. Labor force participation at 52 percent was low. The service and clerical workers combined for over 50 percent of all resident occupations, 25 percent were blue collar, and 24 percent were professional workers. Health, Finance, Business and Repair Services were greatest industries of work while manufacturing and government shares were significant. Incomes were not able to be calculated accurately but are assumed to be much like Electoral District 7 since the poverty rate parallels those trends.

There were nearly 9,000 housing units in the area and the vacancy rate was 17 percent. However, the boarded-up and "other vacant" units were very high and actual available vacant units were below 10 percent. Owner- to renter-occupied units had a 15 to 85 percent ratio. The newness of the housing represented the large amount of new public and publicly-assisted units and the demolition or abandonment of housing over 40 years old.

ECONOMIC BASE OF DUDLEY SQUARE AND ROXBURY AREA

Businesses

The immediate Dudley Square/Roxbury area (zip code 02119) had 321 businesses and 5,903 employees in private industry in 1981. The largest industries were health services, social services, business services, personal services, special construction contractors and durable-goods wholesaling. Various manufacturing firms, retail businesses, and repair services were also large. There was a noticeable lack of financial firms and entertainment services. This profile shows that the Dudley Square area is the primary retail and services center for Roxbury while there has been a notable decline in manufacturing and certain professional services.

A larger area of Roxbury (zip codes 02119, 02120, and 02121) stretching from Mission Hill to Grove Hall contained 9,240 jobs and 396 businesses in 1981. Once again services and trade comprised almost 80 percent of all economic activity. The area directly to the north including the South End and Newmarket Square had nearly 12,000 jobs in 1981 with a much larger share of manufacturing and wholesale trade. However, this area may provide jobs to Roxbury area residents but it is not the indigenous economy of Roxbury.

A quick review of Roxbury's local industry shows that it provides only about 9,000 jobs for 27,000 people in the labor force. Many residents have to leave the area for the South End or Downtown for work. While no data like this exists for prior years, it is assumed that Dudley Square and Lower Roxbury has lost many retailing and manufacturing jobs over the past thirty years.

Manufacturing Industries, 1977-1983.

The Dudley Square/Roxbury area (zip code 02119) contained 44 manufacturing firms with 1,202 employees in 1983. Largest employment was in electrical machinery, metals, rubber and plastics, and lumber and wood industries. Miscellaneous manufacturing, machinery, transportation equipment, and apparel firms were also significant. The largest firms in 1983 were Digital, Scott and Duncan, Capital Tire and Rubber, Modern Enameling Corp., and Atlas Engineering Company, Inc. Between 1977 and 1983 the area lost 380 jobs with largest losses in food products and apparel industries. Significant firms going out of business or out of the area in that time were Mr. Boston Distiller Corporation, Goldie Curtain Co., Best Coat Co., Levitt-Irving Company, Rex Venetian Blind Co., Agar Supply Co., Banner Publishing Co., and Mackenzie Sportswear Inc. Several other firms had large reductions. The notable addition was Digital which started in 1978 and now has over 295 jobs, many of them for area residents.

The larger Roxbury Area including the South End (02118-02121) had a net loss of 1,900 jobs between 1977 and 1983 going from 6,300 to 4,400 jobs. This was the greatest decline for any neighborhood in Boston. While 1983 was a year of only gradual recovery from the 1981-1982 recession it still shows that Roxbury's industrial base is eroding. Despite the commendable and vital work by EDIC it cannot help the decline of many older industries, particularly food products and apparel. The future of these industries holds a key to stabilizing future job losses and the assistance of them to continue, such as the cut-and-sew operations remaining in Dudley Square, is a vital issue of immediate concern. On the bright side, the electronics and related high-technology industries have given this area a needed boost and may be an area to pursue for further industrial development.

Retail Trade and Expenditures

Retail trade and personal services are the primary economic base of Dudley Square. In 1981 there were about 89 retail businesses with 715 employees in the area with another 40 firms and 700 employees in personal, repair and miscellaneous services. Miscellaneous retail stores (appliances, sporting goods, drug stores, variety stores), small food stores, small clothing stores, restaurants, bars, personal service establishments and banks predominate. Over the past ten years there are fewer stores with more eating and drinking places and personal services firms. There is a noticeable lack of large food stores and drug stores.

Dudley Square has about 150,000 square feet of retail space with another 50,000 square feet in the surrounding region. 1980 retail sales were estimated to be about $40 million and half of total sales were for food. According to a 1980 survey, a large share (perhaps 50 percent) of resident shopping was done outside of the area particularly for "big ticket" items of clothing, furniture, appliances. and gifts where downtown Boston was deemed more appropriate. It is estimated that 1983 sales may have been more likely in the $30 to $35 million category because the closing of a large grocery store has occurred since 1980.

Several significant points have to be regarding retail trade in the Dudley area. Surveys have shown a strong demand for a discount department store, full-services grocery outlet, and a large pharmacy. These stores are truly needed. Looking at the buying power of Electoral District Seven with 24,000 households at a median income of $9,000 shows that there is $216 million of income in the area. Assuming that half of income goes for retail and service purchases, after rent, transportation, insurance and other fixed costs are deducted, then there is $108 million of buying power in the area. Dudley and the surrounding area captures only about one-third or $35 million. This share is too low. It may be that Dudley has become a neighborhood retailing center rather than a community-wide center particularly since food and specialty goods are not available. Dudley may only serve the 7,500 households within a 15-20 minute walking distance. In any event, the retail and services role of Dudley Square has to be and can be strengthened. A detailed retail market analysis of the area must be done to prove the viability of the area to future investors. A planning decision regarding transportation replacement service along Washington Street will have a crucial impact upon future retail investments in Dudley Square.

Labor Force and Employment

Statistics show that about 9,000 of 27,000 residents work in the Greater Dudley Square area. This fact obviously reflects the greater job generation in downtown Boston, the South End, Back Bay, and the Medical Center areas. However, it also reveals that businesses and industries have left the Roxbury district over the last twenty years causing the workforce to travel a distance to work. Indeed, because of the lack of private transportation many residents rely on public transportation for work trips.

Industrial and occupational patterns of the workforce shed light on the nature of resident labor. Health and related professional services comprise the largest industrial job grouping probably related to the proximity of Roxbury to the Medical Center areas of Boston. Educational services also plays an important employment role. In addition, manufacturing remains a large employer of local residents. Construction, Transportation/Utilities, Trade, and Finance/Insurance/Real Estate all are less represented by local workers. The occupational pattern further clarifies the description. Clerical and Service occupations comprise almost half of all resident jobs while professional, technical, and managerial jobs supply over 24 percent. This indicates that many of the health and educational jobs may, in fact, be service or clerical positions. Blue-collar occupations such as laborers, transportation operatives, and skilled craftsmen are more prevalent than citywide indicating that the supply of labor may indeed be suited for more industrial jobs.

Unemployment remains a large problem for residents of the Dudley/Roxbury area particularly for Hispanics, minority women with children, and the youth. Many areas of Roxbury had two or three times the incidence of unemployment than residents citywide in 1980. A jobs-intensive development policy is essential to creating increased resident job opportunities and to decreasing unemployment. The fine resources of the new school and Hubert Humphrey Occupational Resource Center can be utilized for required occupational training efforts. An example of economic development/job cooperation may be established in the Morgan Memorial-Orchard Park experiment for resident employment.

Property Values, Property Taxes, and Abandonment

The issue of property disinvestment remains one of the most crucial problems facing economic development in Roxbury. The basic problem is that many of the older properties have not been properly kept and maintained for many years resulting in disrepair, lower property values, poor financial condition, tax problems, and ultimately abandonment or demolition. In order to reclaim these properties to useful purpose large investments are needed.

A major step was taken with property revaluation, classification, and Proposition 2½. The effort of revaluation to 100 percent full market value lowered many property assessments relative to other City neighborhoods since its completion in fiscal year 1983. This has stopped the vicious cycle where high taxes reinforced low property values and vice versa. Thus, comprehensive property tax reform has lowered assessments and taxes in the area resulting in a better financial position for most properties. Thus property taxes have fallen an average of 46 percent between 1978 and 1984. In addition, property values are rising at an annual rate (unadjusted for inflation) of 11 to 15 percent per year since 1975; particularly in the immediate Dudley Square area for buildings in good condition and for attractive sites.

Despite recent successes there are still persistent back tax problems on many properties. The Roxbury area as a whole, comprising parts of four wards (8,9,11 and 12) has property tax problems in at least 25 percent of all properties involving nonpayment of back taxes. Some owners have not yet paid, others now have City liens on them, and a small percentage are in some stage in the foreclosure process. A State program for the forgiveness of back taxes has not been effective but such efforts to reclaim property to a useful life are urgent and necessary. This question is one which must be addressed in the Dudley Square area.

There is also a large supply of abandoned buildings or vacant lots. A windshield survey revealed that there were about 24 buildings per precinct in the Dudley area that were abandoned or vacant compared to an average of 5 per precinct citywide. In addition, the average of 94 vacant lots per precinct in Dudley was way above the City average of 18. Many of these properties are owned by BRA, the City or local CDCs and could be attractive sites for small or large scale developments. The disposition of city-owned realty parcels will play a crucial role in shaping the future of the Dudley Square area. The attainment of the multiple goals of physical and economic revitalization requires that future land uses be consistent with the overall plan and complementary to surrounding uses. It is, therefore, necessary that the BRA, as the lead agency for the redevelopment of the Dudley Square area, be given the responsibility and necessary powers to control the disposition of city-owned realty parcels within this area. A critical first step should be an inventory of all land to designate appropriate parcels for rehabilitation, clearance, and/or assembly for future development. In sum, public effort can start the effort toward more active and useful purpose of present properties.

Summary of the Economic Base

The Dudley Square-Lower Roxbury area has undergone a long transition from a largely self-sufficient economy fifty years ago to largely a retail and services center today. Seen in the context of

Crosstown Industrial Park and the Southwest Corridor, the area can once again be a more vital and complementary economic center. No doubt Dudley Square with proper planning will continue as the retail and services role to industry at Crosstown and office/institutional/retail at the Corridor if future development is complementary rather than competitive. In addition to its primary role Dudley could also function as a center for back office space, light industry, wholesaling and other job-intensive industries in step with the future directions of the Boston City economy. In its primary role the retail function should be strengthened, services expanded, and existing industry assisted.

INVESTMENT IN ROXBURY AND THE DUDLEY SQUARE AREA

Private Development

From 1975 through 1983 about $67 million has been invested on major private real estate properties in Roxbury, an average of nearly $8 million per year. Some of the large projects completed have been the Boston State College Building, Madison Park III and IV Apartments, Digital Equipment factory, Marcus Garvey Apartments, Fort Avenue Townhouses, Taurus at Fountain Hill Apartments, RHC and Associates Housing, Mt. Pleasant Apartments, Colonial Provision factory rehab and the Atlantic Cold Storage rehab. The primary investments have occurred in residential and institutional uses while some industrial, office, and retail development has occurred. In sum, the investment is as follows: $38 million for residential, $16 million for educational and cultural, $9 million for industrial, and $4 million for office and retail. The trend toward residential construction and industrial shows where current interests are focused and where programs are in place. About $30 million, or 45 percent, has been in the immediate Dudley Square area.

The record ahead for the next three to four years shows about $66 million of private investment in Roxbury including about $27 million in the Dudley Square area. Although housing development will continue strongly in Roxbury as a whole, the major shift in Dudley Square is toward more industrial, office, and retail projects. Except for the EDIC projects and some major housing components most of this private development has been unplanned. City and community leaders need to become much more involved in making sure future private development occurs in the public interest.

Public Investment

In Electoral District 7, federal, state and local infrastructure investment totalled about $863 million from 1974 through 1983, an average of $86 million per year for ten years. The categories of public investment include $707 million for transportation, $126 million for public facilities, $16 million for recreation of facilities, $7 million for urban renewal, $5 million for water and sewer, and $2 million for commercial/industrial districts. The largest single project has been the $680 million Southwest Corridor Orange Line relocation.

In the Dudley Square area nearly $92 million of public investment has been put in place from 1974 through 1983. Previous major public improvements dating from 1968 include the Madison Park High School ($26 million), the Occupational Resource Center ($37 million), the Roxbury Civic Center with its police station ($1.5 million), courthouse ($1.9 million), and fire station (#1 million), and library ($1.8 million), the newly completed Melnea Cass Boulevard ($7.7 million), Dudley Street reconstruction ($2.7 million), Crosstown Industrial Park ($1.8 million), Urban Renewal sites ($8.7 million), and various parks and playgrounds ($3.3 million).

Future public investment from 1984-1989 in Electoral District 7 is expected to total over $184.5 million or $37 million per year, a much slower, but ambitious, pace. Major efforts will continue in transportation ($110 million), Public Facilities ($44 million), and Recreation ($30 million) with the Southwest Corridor and Orange Line replacement combining to total nearly $100 million of the $184 million total. In the Dudley area at least an expected $47.3 million of public improvements will be forthcoming, not counting the MBTA Washington St.

Replacement Service. Investments underway and planned include creation of an Urban Heritage State Park, New Dudley II ($2.8 million), Phase II of Roxbury Community College ($35.3 million), and extensive renovations to Orchard Park ($5-7 million). These future figures are incomplete since other future projects have yet to be funded.

Investment Strategy and Future Directions

The record of public and private investment in the Dudley Square and Roxbury areas shows that there has been much more public than private investment. There is about a twelve to one ratio in Roxbury as a whole when including all public investments with the Southwest Corridor and about a four to one public to private ratio when not including the project. In Dudley Square there is a ratio of three to one. Private investment has been relatively small in number and concentrated on industrial and residential developments where there has been public money, investor interest, or programs available. Public investment, although large and undertaken on worthy projects, has not been conducted in a planned method to aid and support other public services and to leverage private development. However, many of the public resources are now in place and able to be integrated with future plans.

Future private investment should be expanded to include a larger range of developments for Dudley Square such as a strengthened retail base, back office and professional offices, possible wholesaling, residential rehab, and high-tech light industry or further high technology-related efforts. Future public investment should be part of an overall area plan targeted to a specific strategy of capital improvements and public services. Furthermore, public investment should be largely done in a manner which leverages specific private investment to reduce the ratio of public to private dollars. In summary, investment in the Dudley Square area is vital to further economic growth but can be much more efficient and effective if done in a well-planned manner.

CURRENT STUDIES OF INVESTMENT POTENTIAL AND ECONOMIC MARKETS

Various studies and reports have been produced about future investment in the Greater Dudley Square area. Most of them, however, focus on the Southwest Corridor parcels. They are strong on actual development proposals but generally weak on basic market analysis. As a whole, these studies are quite imaginative and thoughtful with some interesting possibilities for public and private investment.

Retail Studies

The United Community Development and Gellman Research Associates study for Market Potential for Retail Establishments is a detailed market survey and analysis of the need and demand for additional, varied retail shopping stores in the nine station areas of the Southwest Corridor Orange Line. A complex factor analysis technique using demographic and income statistics derives a retail market demand which is compared to existing establishments. It concludes that there is a primary need for a department store, grocery store, and gasoline service station and a secondary need for other convenience and specialty stores. A hypothetical development scenario for the 31 parcels at nine Corridor stations is drawn up. While this study is a credible research effort, it fails to account for the presence of employers, students, and visitors to the area.

The Northeastern studies complement the UDC/Gellman Study. Two background reports only present a demographic data base for area residents as a basis for market demand. The main report provides a basis for further development of gasoline service stations. These reports only provide some background for further market research.

The Community Development Corporation of Boston study is a detailed description of proposed retail developments for Parcel 18 at Ruggles Station. It is also based on the UDC/Gellman report. The 249,000 square feet of retail space is geared toward an anchor store, such as a department store, or bookstore and smaller retail shops. It goes into detail on possible store types, employment and occupational effects, and minority businesses. A bank, however, would need more detailed market research to claim store viability.

The NDEA report of Dudley Square is the only one which directly studies the Square itself. A good feature is that it includes resident attitudes and preferences. However the analysis, only four years old, is quite out-of-date on market information.

Housing Studies

The RAP study is a proposal for 18 units of low-cost manufactured homes for middle-income residents in Highland Park. It contains a brief market analysis and specific site proposal for owner-occupied housing. The basic problem is that there is no detailed financial analysis matching housing costs with incomes except to claim that manufactured housing is cheaper and more affordable. An admirable feature of this report is that it touches on an important point for Roxbury--the need for resident ownership.

The LRCC study of Parcel 22 housing in the Southwest Corridor discusses the plan for mixed-income housing on the site. It is a preliminary effort, mainly a discussion piece, intended to lead to further financing packages and developers proposals.

The GRDC Pinderhughes study is still being completed and not available for review. It will be a study of the market potential for housing in the Roxbury area.

Office Studies

The UDC study of Office Development opportunities in the Southwest Corridor details two scenarios for office development--back office space and high-tech Research and Development incubator offices. The study is not a market analysis but an interesting set of ideas that deserve further exploration. Primarily for the corridor, this study does not weigh the impacts upon Dudley Square activities.

The CDC of Boston study of Parcel 18 mentioned earlier also covers office development potential. It touches on producer services, back-office users, and professional services types for the parcel. It offers some exciting ideas with implications for occupations, minority businesses, and coordinated social services. Not much market analysis of demand for such locations and/or financial feasibility is included.

Industry/Manufacturing/Wholesaling Studies

The UDC Corridor study mentioned earlier covers potential industrial opportunities such as light industry incubator space and wholesaling/distribution/services businesses. Some interesting ideas are developed which include taking advantage of high-tech light industry and wholesaling firms serving existing businesses. These proposals seem valid and in line with the direction of the economy but are short on details to substantiate demand for such locations for these firms.

EDIC's recent Boston Manufacturing Universe report discusses some policy directions for future location and assistance to new and relocating firms. It covers some very salient business location concerns. However, it is not specifically directed to Roxbury or Crosstown Industrial Park.

IMPLICATIONS OF MARKET ANALYSIS FOR DUDLEY SQUARE DEVELOPMENT

The primary focus of a Dudley Square development plan is for jobs-intensive private development investment in new and expanding industries in the immediate and surrounding area. Such a plan would tackle the main problems revealed in the socio-economic analysis; the unemployment and low-income status of the resident population. Specific recommendations suggested by this study for further indepth consideration are listed below.

Retail. Development linked to needs of the community such as department store, grocery store, and pharmacy. Upgrading of existing stores is also essential.

Office. Professional offices may be an attractive development for good job opportunities. Back office space could be a prime candidate for location in the Dudley area.

Industrial. Further high technology firms or medical-related projects would be in line with current direction of City economy. Relocation of Dudley garment manufacturers and EDIC-IRB support for existing industries is necessary. Expansion of wholesaling and distribution is a further strategy.

Housing. Rehabilitation of existing stock is needed. Disposition of tax-title properties can speed up housing efforts. Programs to increase owner occupancy is vital.

Location.

Melnea-Cass/Crosstown—the manufacturing and industrial location.
Southwest Corridor—the office, institutional and industrial location.
Dudley Square—the retail and services location with some office supporting the other two sites.

A public planning process is absolutely necessary to provide public investments and to guide private development in the direction of greatest community benefit. Public investment in infrastructure and social services acts as a lever to induce and support private investment. The following list is a brief review of various suggestions in this report.

Capital Needs. Street and site improvements are needed as the area is well served by public facilities but needs maintenance and repair. Transportation replacement for Washington Street is vital.

Social Services. Social services needs such as day care for working mothers and health clinics are now neglected. Job creation and occupational training work with ORC, NDEA, and EDIC linked to private projects.

Processes. Available vacant, abandoned, and foreclosed sites to be expedited for development by BRA. Develop and use programs such as landsteading, adopt-a-building, and revolving loan funds to leverage private investment dollars instead of using only public monies.

Coordination. Continue public housing improvements by BHA and tie in tenant council with community efforts. Neighborhood-based industrial planning being started by EDIC should be incorporated into overall Dudley Square development plan. Coordinate Southwest Corridor planning between BRA and MBTA.

Private development potential for Dudley Square area over the next seven years to 1990 is projected to total $50 million and create 1,550 jobs. Beyond the next seven years Dudley Square has the potential to duplicate the scope of this effort.

	Underway 1 year	Planned 2 years	Future 4 years
1. Projects	3	9	10
2. Dollars	$4 million	$23 million	$25 million
3. Square feet	50,000 s.f.	550,000 s.f.	500,000 s.f.
4. Jobs	50	500	1,000

This overall strategy for Dudley Square investment contains several key elements. Dudley is linked to larger context of Electoral District 7 to include Southwest Corridor and Melnea Cass industrial site and future links to Uphams Corner and Grove Hall. Dudley development must be complementary to Southwest Corridor. Coordinated public investment serves as a lever to private investment potential through a balanced growth strategy of targeted physical, capital facilities, social services, and employment and training efforts. Job-intensive private investment projects are developed through promotion of new business and expansion of existing industry to better serve the needs of the business and residential communities. Goals, objectives, strategies, and program tasks can be set in a timetable for phased development. Work with community leaders, planners, businessmen, CDCs, and residents is essential to success of this effort.

TO BE UPDATED!

Table II

INVESTMENT AND JOB GENERATION IN THE SOUTHWEST CORRIDOR, ~~BY ECONOMIC SECTOR~~ CROSSTOWN PARK, AND DUDLEY SQUARE BY ECONOMIC SECTOR

	Total Investment Planned (Millions $)	% Composition	Permanent Jobs Generated	% Compositio
Residential	$ 40	5.2%	-	-
Industrial	10	1.3	1,075	8.6
Commercial/Retail	50	6.4	4,324-6,825*	54.5
Office	33	4.3	3,000	24.0
Institutional	90	11.6	1,271	10.2
Open Space/ Recreational	3	.4	24	.2
Transportation	506	65.2	100	.8
Other (Parking/ Hotel)	44	5.7	226	1.8
Total	776	100.0	10,020-12,521*	100.0

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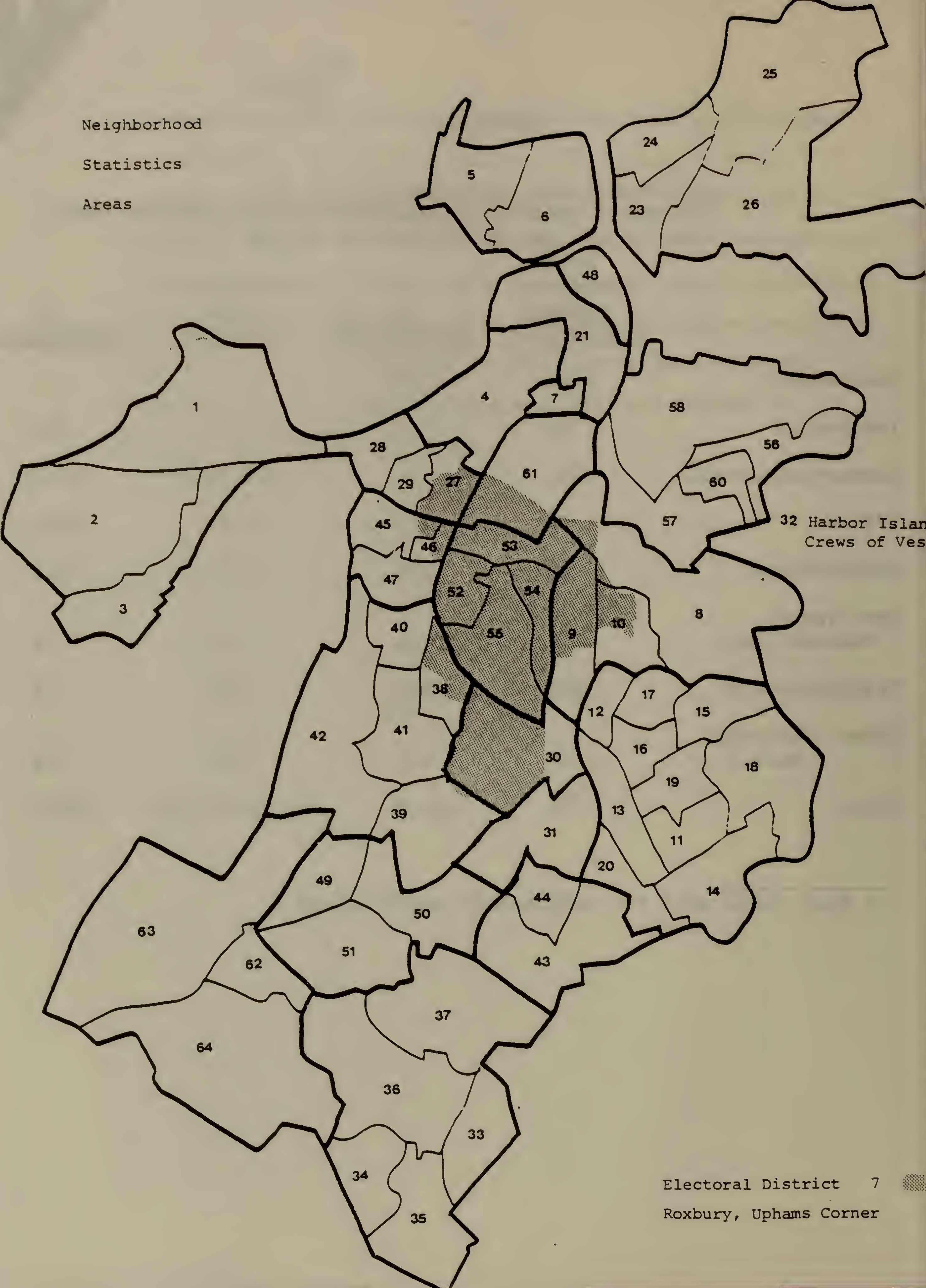
* High value used for composition calculations.

Neighborhood

Statistics

Areas



Electoral District 7 ▨

Roxbury, Uphams Corner

Neighborhood Area Numbers and Names

WHOLE

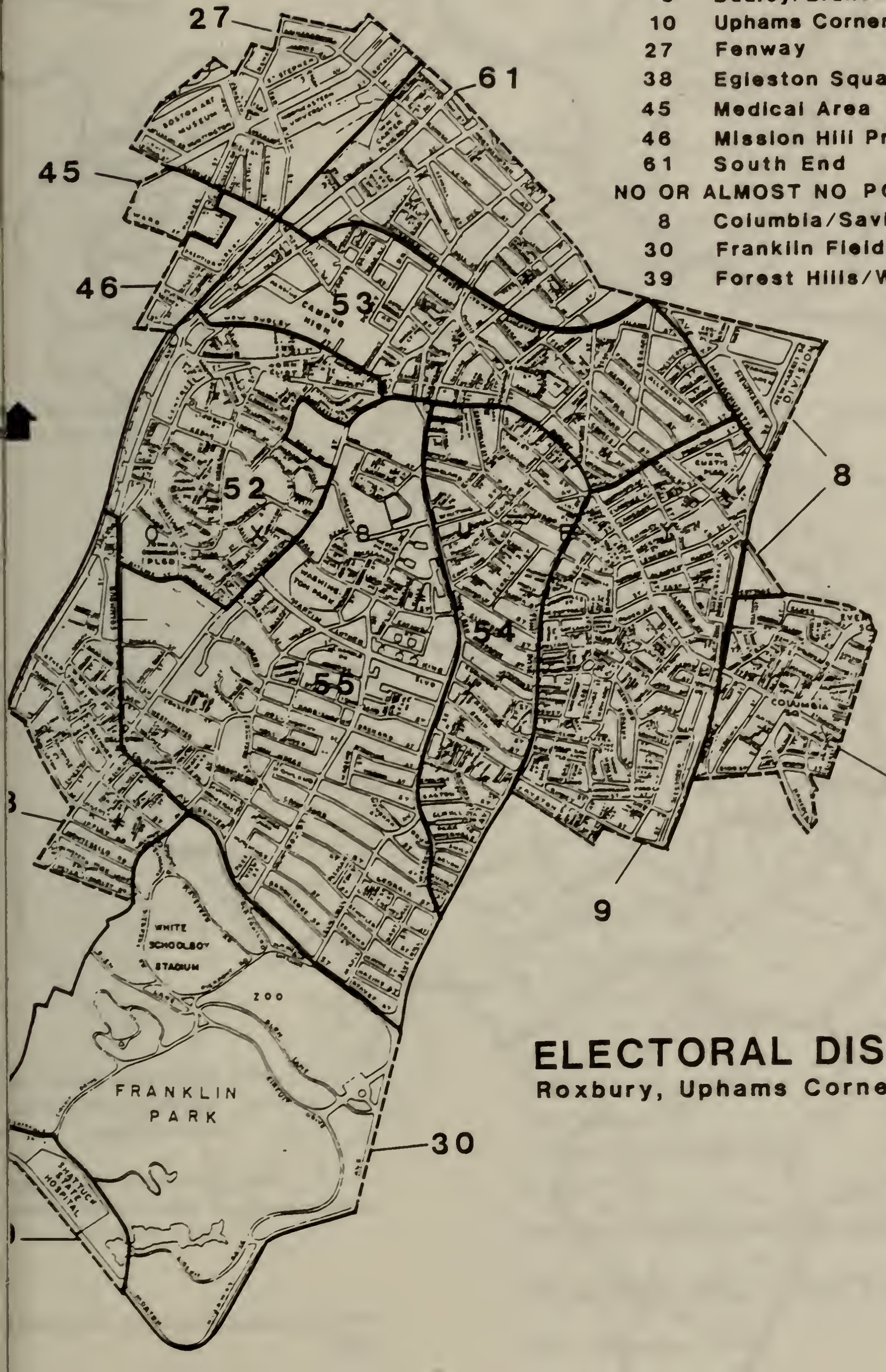
52	Highland Park
53	Lower Roxbury
54	Sav-Mor
55	Washington Park

PART

9	Dudley/Brunswick King
10	Uphams Corner/Jones Hill
27	Fenway
38	Egleston Square
45	Medical Area
46	Mission Hill Projects
61	South End

NO OR ALMOST NO POPULATION

8	Columbia/Savin Hill/Columbia Point
30	Franklin Field North
39	Forest Hills/Woodbourne



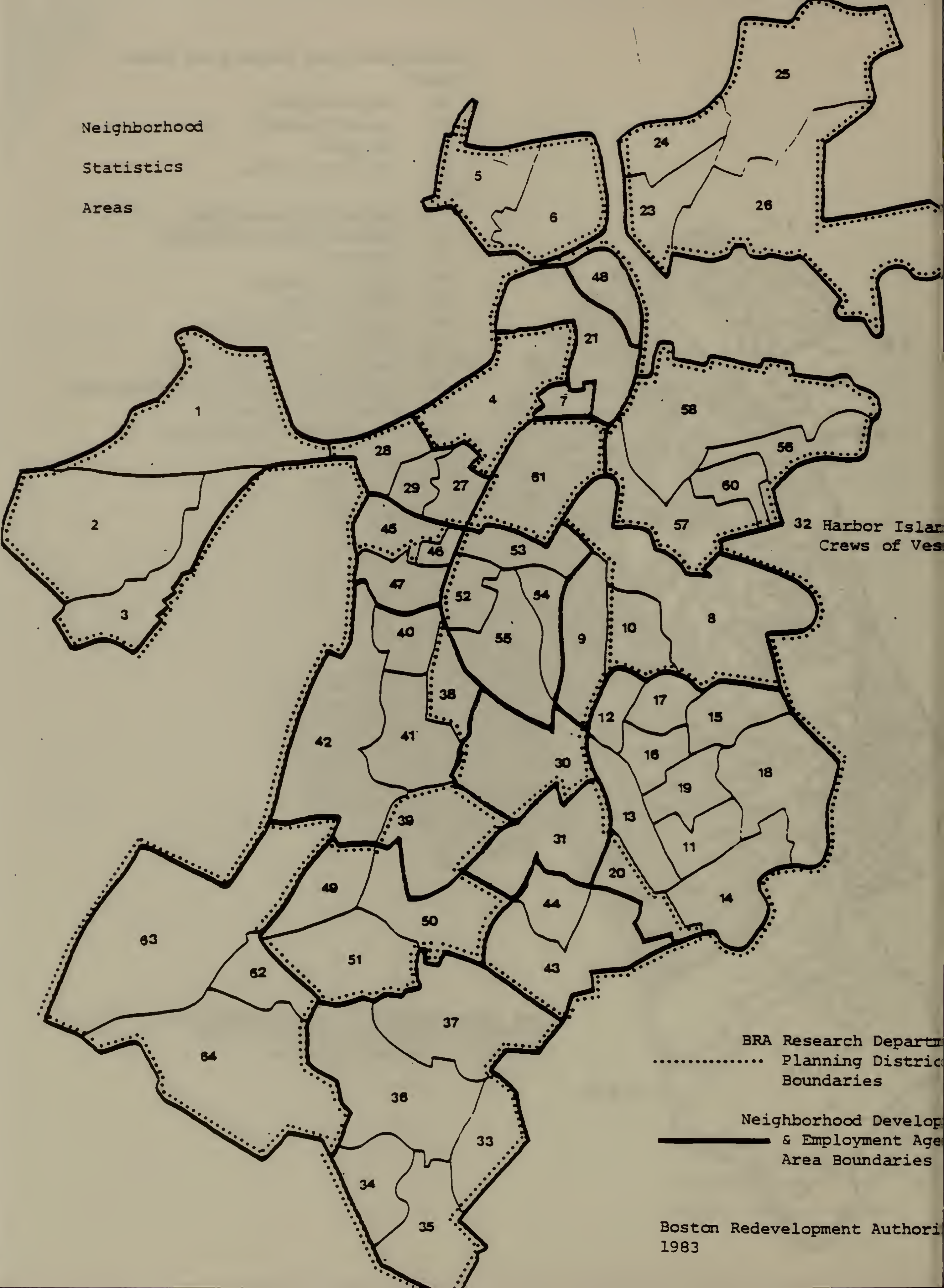
ELECTORAL DISTRICT 7

Roxbury, Uphams Corner

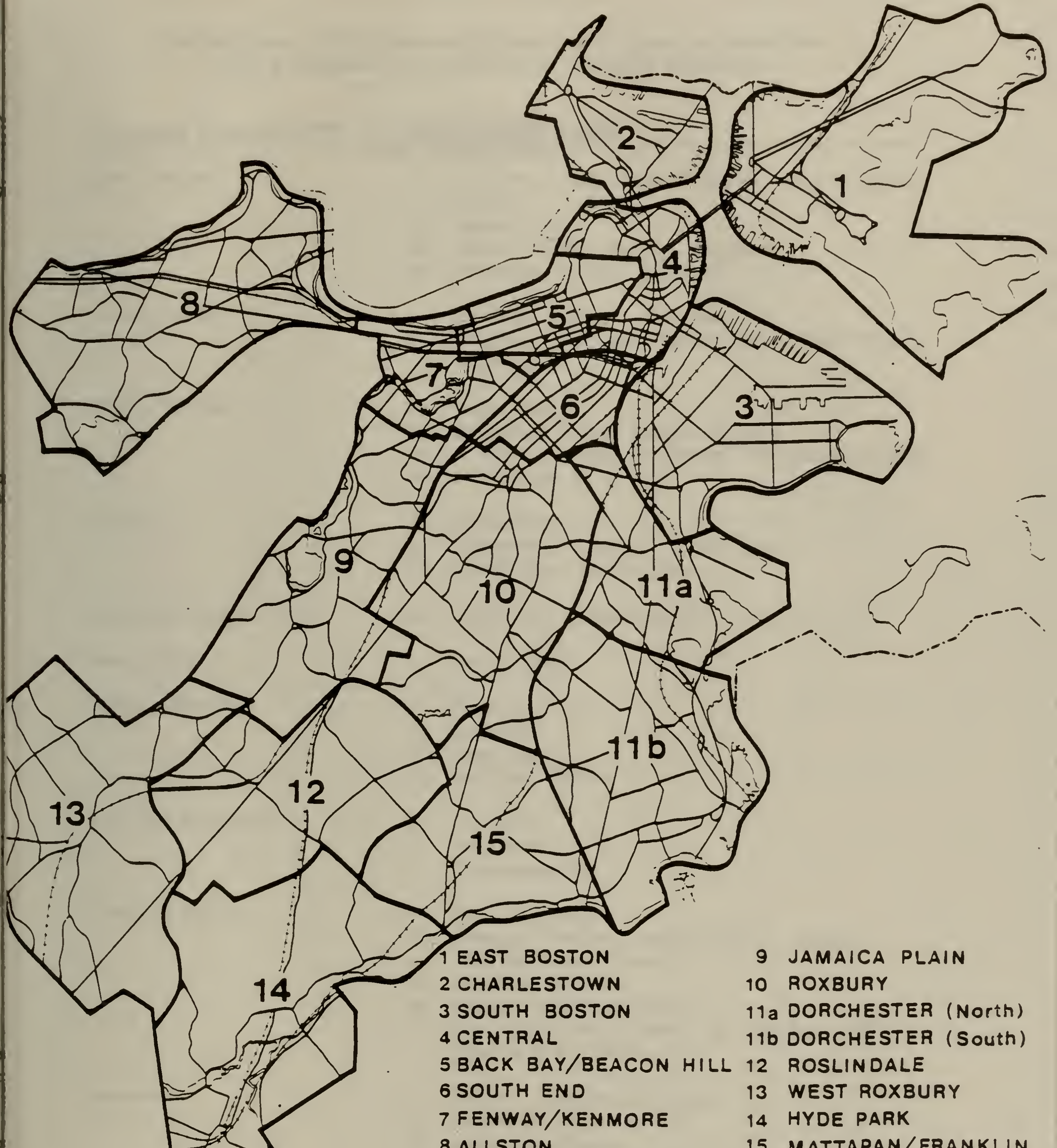
Neighborhood

Statistics

Areas



Boston Redevelopment Authori
1983



PLANNING DISTRICTS

BOSTON REDEVELOPMENT AUTHORITY

BRA PLANNING DISTRICTS AND NEIGHBORHOOD AREAS

Definitions of BRA Research Department Planning Districts Using Neighborhood Statistics Program Geography

Planning Districts	Neighborhood Areas	
East Boston	23	Central & Maverick Squares, Paris Street Flats
	24	Eagle Hill
	25	Harbor View, Orient Heights
	26	Jeffries Point, Airport
Charlestown	5	Medford Street, The Neck
	6	Thompson Square, Bunker Hill, Town Hill, Monument
South Boston	56	City Point
	57	Columbus Park, Andrew Square
	58	D Street, West Broadway, Northern Section
	60	Telegraph Hill
Central	7	Chinatown
	21	Downtown, Central, West End
	48	North End, Waterfront
Back Bay-Beacon Hill	4	Back Bay, Beacon Hill
South End	61	South End
Fenway-Kenmore	27	Fenway
	28	Kenmore
	29	West Fens
	45	Medical Center
Allston-Brighton	1	Allston
	2	Brighton
	3	Commonwealth
Jamaica Plain	40	Hyde Square
	41	Jamaica Center, Sumner Hill, Jamaica South, Stony Brook
	42	Jamaica Hills
	46	Mission Hill Projects
	47	Top of the Hill, Back of the Hill, RTH, Delle Ave. Terrace
Roxbury	9	Dudley, Brunswick King
	30	Franklin Field North
	38	Egleston Square
	52	Highland Park
	53	Lower Roxbury
	54	Sav-Mor
	55	Washington Park

R/8/10/84

Planning Districts	Neighborhood Areas
North Dorchester	8 Columbia, Savin Hill, Columbia Point
	10 Uphams Corner, Jones Hill
South Dorchester	11 Ashmont
	12 Bowdoin North, Mt. Bowdoin
	13 Codman Square, East WeCan, East Codman Hill
	14 East Lower Mills, Cedar Grove
	15 Fields Corner East
	16 Fields Corner West
	17 Meeting House Hill
	18 Neponset, Port Norfolk
	19 St. Marks
Mattapan	20 West WeCan, West Codman Hill, West Lower Mills
	31 Franklin Field South
	43 Southern Mattapan
	44 Wellington Hill
Roslindale	39 Forest Hills, Woodbourne
	49 Centre-South
	50 Lower Washington, Mt Hope
	51 Metropolitan Hill, Beech
West Roxbury	62 Bellevue Hill
	63 Brook Farm Parkway
	64 Upper Washington, Spring
Hyde Park	33 Fairmount Hills
	34 Georgetown
	35 Readville
	36 Stony Brook, Cleary Square
	37 West Street, River Street

R/8/10/84

VII. POPULATION AND HOUSING PROFILE FOR ROXBURY, UPHAMS CORNER— ELECTORAL DISTRICT SEVEN

Maps

Electoral District Seven and Boston's Neighborhood Statistics Areas

Roxbury, Uphams Corner--Electoral District Seven

Tables

Population and Labor Force in Boston and Electoral District Seven--Roxbury, Uphams Corner, 1970 and 1980

Housing in Boston and Electoral District Seven—Roxbury, Uphams Corner, 1970 and 1980

Population and Housing by Neighborhood Areas, Roxbury, Uphams Corner—Electoral District Seven-and Boston, 1980

Population and Housing by Neighborhood Areas, Roxbury, Uphams Corner—Electoral District Seven-and Boston, 1980

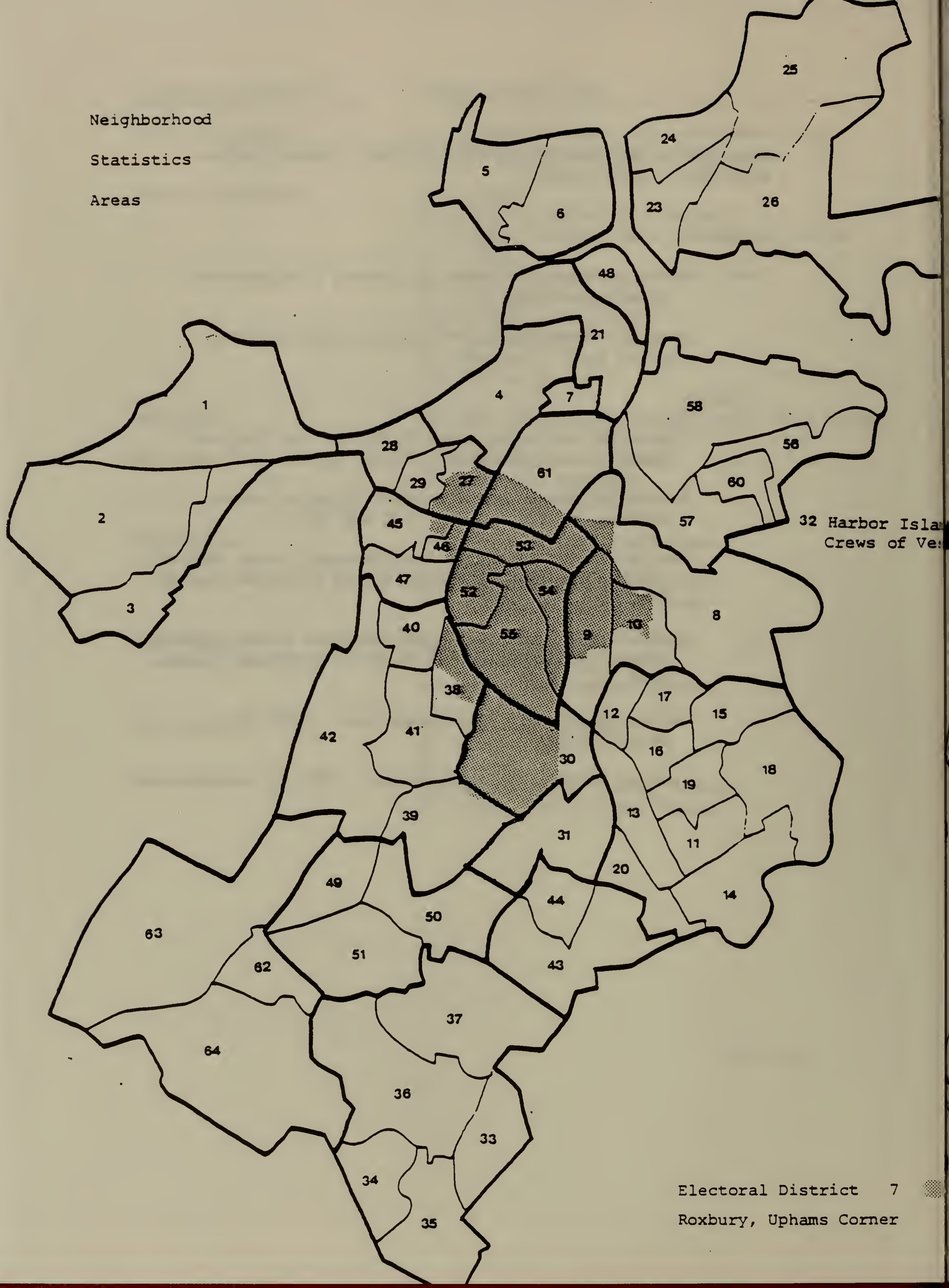
General and Family Characteristics: 1980 (By Neighborhood)

General Housing Characteristics: 1980 (By Neighborhood)

Neighborhood

Statistics

Areas



Electoral District 7 ▨

Roxbury, Uphams Corner

Neighborhood Area Numbers and Names

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53	Lower Roxbury
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46	Mission Hill Projects
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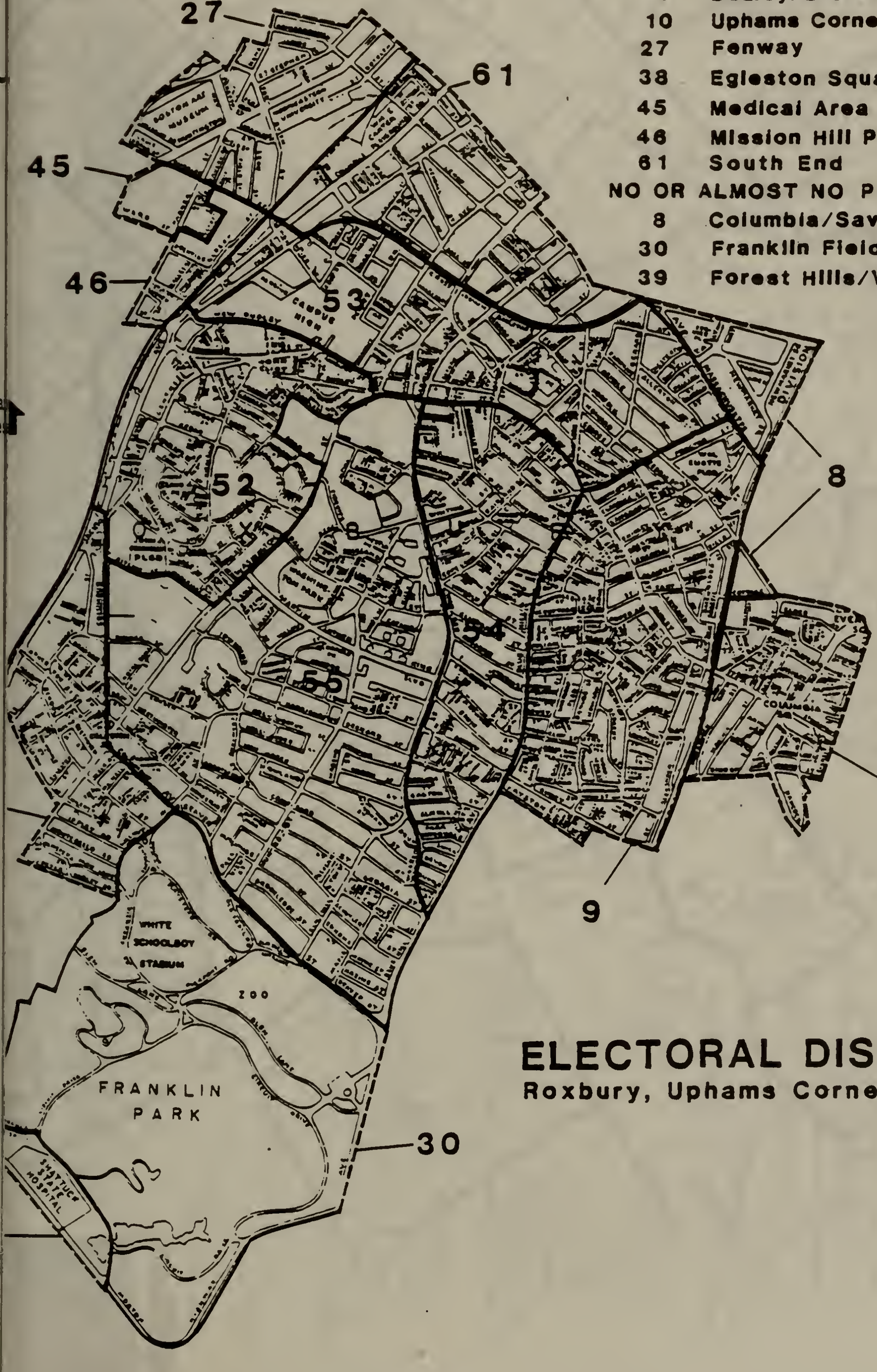
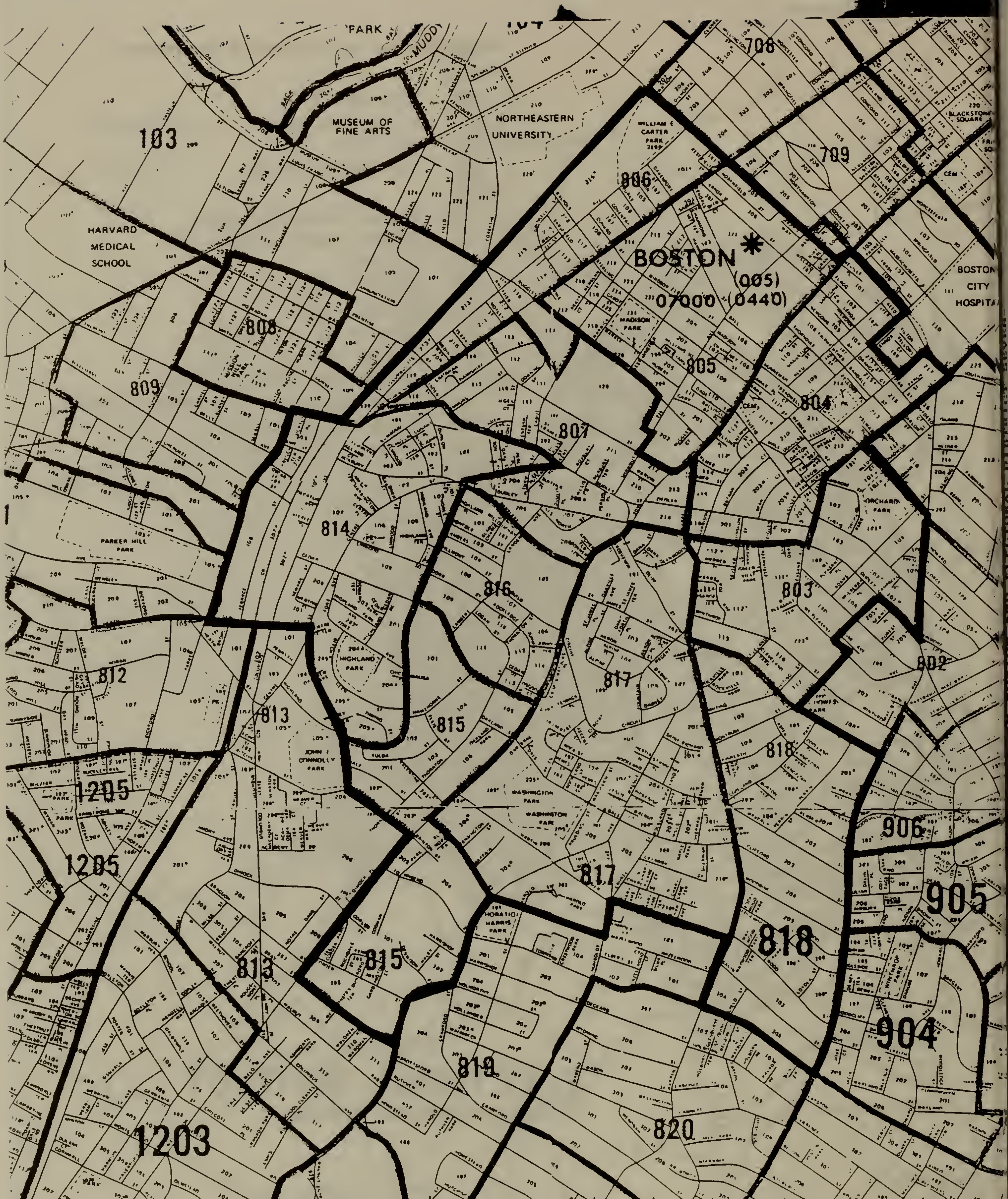


ELECTORAL DISTRICT 7

Roxbury, Uphams Corner


BOSTON *
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103
MUSEUM OF FINE ARTS
NORTHEASTERN UNIVERSITY
HARVARD MEDICAL SCHOOL
WILLIAM E CARTER PARK
708
709
806
BLACKSTONE SQUARE
BOSTON CITY HOSPITAL
MADISON PARK
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MISSION HILL PARK
PARKER HILL PARK
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ORCHARD PARK
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HIGHLAND PARK
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JOHN J CONNOLLY PARK
1205
WASHINGTON PARK
906
905
HORATIO HARRIS PARK
904
WINTHROP PARK
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820
1203
MUDDY
PARK
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ROXBURY, UPHAMS CORNER, 1970 AND 1980

	City of Boston			Roxbury, Uphams Corner Electoral District Seven		
	1980		1970	1980		1970
Population	562,994		641,071	67,947		66,585
Percent Change 1970-80		-12.4			2.0	
Households	218,457		217,622	23,987		21,152
Percent Change 1970-80		.4			13.4	
Distribution of Population by Race & Hispanic Origin						
White	70.0		81.8	24.4		30.1
Black	22.4		16.3	62.1		69.1
Hispanic	6.4		2.8	13.6		6.9
Distribution of Population by Age Group						
Under 20	26.9		33.3	36.1		41.1
20-34	33.5		24.4	31.0		20.8
35-54	18.1		19.7	16.7		19.8
55-64	8.9		9.8	7.2		7.4
65 and over	12.7		12.8	9.1		10.9
Distribution of Households by Household Type						
Families	53.9		64.8	57.0		70.7
With Children under 18	25.8		31.6	34.9		43.3
Female Householders	16.0		14.7	27.9		25.8
With Children under 18	9.5		7.4	20.9		19.2
Nonfamily Households	46.7		35.2	42.9		29.3
Distribution of Years of School Completed for Persons 25 and over						
Four Years of College or More	20.3		10.3	11.3		4.3
Less than High School Diploma	31.6		46.5	41.6		59.2

	City of Boston			Roxbury, Uphams Corner Electoral District Seven		
	1980		1970	1980		1970
Labor Force	275,571		280,017	27,732		23,180
Percent Change 1970-80		-1.6			19.6	
Labor Force Participation Rate	60.0		58.5	53.9		52.6
Unemployed	16,747		12,102	2,633		1,539
Percent Change 1970-80		38.4			71.1	
Unemployment Rate	6.1		4.3	9.5		6.6
Distribution of Occupation of Employed Workers, 16 and Older						
Professional, Technical & Managerial	30.5		22.6	24.0		14.4
Sales	7.3		5.7	5.5		2.8
Clerical	22.8		26.9	21.5		22.0
Craftsmen & Foremen	7.7		10.2	6.3		10.5
Operatives, including Transportation Operatives	9.7		13.8	12.1		21.6
Laborers	3.5		4.1	4.2		5.5
Service Workers, including Private Household	18.4		16.7	26.5		23.2
Distribution of Industry of Employed Persons, 16 and Older						
Construction	3.2		4.4	2.8		4.7
Manufacturing	14.2		17.5	15.8		21.5
Transportation, Communications, Public Utilities	7.3		7.6	5.8		7.6
Trade	16.9		19.4	13.5		15.7
Finance, Insurance, R. Estate, Business & Repair Services	14.3		13.0	13.2		10.2
Educational Services	10.9		8.6	11.3		6.3
Health & Other Professional/ Related Services	20.7		16.8	23.7		19.2
Other Industries:						
Agriculture, Forestry, Fishing, Mining; Personal, Enter-						

				Electoral District Seven		
	1980		1970	1980		1970
Distribution of Place of Work of Persons 16 and Older						
Boston	66.0		68.4	66.0		
In Boston SMSA, outside Boston	20.0		19.1	14.2		
Outside Boston SMSA	2.2		2.5	2.8		
Not Reported	11.8		10.0	17.1		N/A
Percent of Persons 5 Years and Older						
Living in Same House as 5 Years Previously	52.9		49.8	53.3		
Who Speak Only English at Home	81.6		N/A	80.8		
Median Family Income*	$16,062		9,133	$10,989		6,454
Percent Change 1970-80		75.9			70.3	
Median Household Income*	$12,530		N/A	$8,934		N/A
Percent of Families in Poverty*	16.7		11.7	28.6		23.3
Percent of Persons in Poverty*, by Race and Hispanic Origin						
All Persons	20.2		16.2	31.0		26.7
White	15.7		N/A	25.8		
Black	28.6		28.4	29.1		N/A
Hispanic Origin	41.9		34.4	49.1		

* 1979 for 1980 and 1969 for 1970 Census.

Sources: 1980 Census of Population and Housing, Summary Tape Files 1 and 3;.
1970 Census of Population, General Population Characteristics; General Social and Economic Characteristics;
1970 Census of Population and Housing, Boston SMSA Census Tracts; and Fifth Count Summary Tape.

HOUSING IN BOSTON AND ELECTORAL DISTRICT SEVEN--
ROXBURY, UPHAMS CORNER, 1970 AND 1980

	City of Boston			Roxbury, Uphams Corner Electoral District Seven		
	1980	1970	Percent Change 1970-80	1980	1970	Percent Change 1970-80
Total Year-Round Housing Units	241,304	232,448	3.8	27,803	24,041	15.6
Year-Round Housing Units by Tenure and Vacancy Status						
Total Occupied	218,457	217,622	.4	23,998	21,152	13.5
Owner-Occupied	59,504	59,230	.5	3,341	4,024	-17.0
Percent of Occupied	27.2	27.2		13.9	19.0	
Renter-Occupied	158,953	158,392	.4	20,657	17,128	20.6
Percent of Occupied	72.8	72.8		86.1	81.0	
Year-Round Vacant	22,847	14,791	54.5	3,805	2,889	31.7
Percent of Total Year-Round	9.5	6.4		13.7	12.0	
For Sale	1,092	546	100.0	117	147	-20.4
Vacant 6 Months or Longer	513	268	91.4	79	147	-46.3
For Rent	12,828	10,034	27.8	1,863	2,040	- 8.7
Vacant 2 Months or Longer	8,309	5,000	66.2	1,326	1,292	2.6
All Other	8,927	4,211	112.0	1,825	702	160.0
Boarded-Up	5,030	N/A		1,062	N/A	
Distribution of Vacant Year-Round Units by Vacancy Status						
For Sale	4.8	3.7		3.1	5.1	
Vacant 6 Months or Longer	2.2	1.8		2.1	100.0	
For Rent	56.1	67.8		49.0	70.6	
Vacant 2 Months or Longer	36.4	33.8		34.8	44.7	

				Electoral District Seven		
	1980	1970	Percent Change 1970-80	1980	1970	Percent Change 1970-80
Distribution of Year-Round Housing Units by Year Structure Built						
1970-1980	7.2	N/A		11.6	N/A	
1960-1969	9.0	9.1		9.3	7.5	
1950-1959	9.5	5.9		12.8	3.8	
1940-1949	11.3	7.8		14.1	14.4	
1930 or Earlier	63.0	77.2		52.2	74.2	
Median Value of Owner-Occupied Single-Family Units	$36,000	19,600	83.7	$20,807	N/A	
Median Gross Rent of Renter-Occupied Units	$251	126	99.2	$199	$110	80.9

Sources: 1980 Census of Population and Housing; Summary Tape Files 1 and 3.

1970 Census of Population and Housing, Boston SMSA Census Tracts; and Fifth Count Summary Tape.

POPULATION AND HOUSING BY NEIGHBORHOOD AREAS, ROXBURY, UPHAMS CORNER-ELECTORAL DISTRICT SEVEN-AND BOSTON, 1980

			All			
	City of Boston	Electoral District Seven	Highland Park (52)	Lower Roxbury (53)	Sav-Mor (54)	Washington Park (55)
Total Persons	562,994	67,947	3,252	4,494	6,099	18,550
Race & Spanish Origin						
White	393,937	16,548	525	259	339	764
Black	126,229	42,180	2,471	3,806	5,184	16,890
Percent of Total	22.4	62.1	76.0	84.7	85.0	91.1
American Indian, Eskimo, Aleut	1,302	250	13	10	25	68
Asian & Pacific Islander	15,150	774	9	19	17	70
Other	26,376	8,195	234	400	534	758
Spanish Origin	36,068	9,264	316	453	767	1,023
Percent of Total	6.4	13.6	9.7	10.1	12.6	5.5
Median Age	28.9	24.2	29.2	20.9	27.4	27.5
School Enrollment						
Persons 3 Years Old & Over Enrolled in School	173,439	25,936	1,000	1,718	1,986	5,689
Percent in						
Nursery School	2.4	2.6	.1	5.9	4.3	4.0
Kindergarten & Elementary (1-8)	36.8	38.7	52.1	54.5	54.2	53.9
High School (1-4)	18.7	18.2	26.4	31.3	24.4	27.1
College	42.1	40.4	20.5	8.3	17.1	15.0
Percent High School Graduates	68.4	58.4	63.2	52.5	56.7	57.0
Number of Households	218,457	23,998	1,204	1,501	2,121	6,746
Number of Families	117,832	13,249	584	959	1,357	4,513
Families as a Percent of All Households	53.9	55.2	48.5	63.9	64.0	66.9
Female Householder, No Husband Present	35,018	6,618	324	655	701	2,341

	City of Boston	Electoral District Seven	All			
			Highland Park (52)	Lower Roxbury (53)	Sav-Mor (54)	Washington Park (55)
Persons 5 Years & Over	532,569	67,736	2,906	3,978	5,549	16,865
Percent Living in Same House in 1975 and 1980	52.9	53.3	61.5	71.6	60.2	67.0
Labor Force						
Percent of Persons 16 Yrs & Over	60.0	53.9	53.5	51.6	54.4	52.9
Unemployed						
Percent of Civilian Labor Force	6.1	9.5	11.4	19.4	7.1	9.4
Median Household Income, 1979	$12,530	8,934	8,965	6,401	10,625	9,582
Median Family Income, 1979	$16,062	10,989	10,985	7,887	11,044	11,433
Percent of Persons Below Poverty Level	20.2	31.0	33.0	41.4	29.5	26.2
Year-Round Housing Units	241,304	27,803	1,717	1,858	2,647	7,323
Owner-Occupied Housing Units	59,504	3,341	350	61	522	903
Percent of Occupied Units	27.2	13.9	29.1	4.1	24.6	13.4
Renter-Occupied Housing Units	158,953	20,657	854	1,440	1,599	5,843
Vacant Housing Units	22,847	3,805	513	357	526	577
For Sale Only	1,092	117	11	7	28	15
For Rent	12,828	1,863	224	228	277	328
Other Vacants	8,927	1,825	278	222	221	234
Boarded Up	5,030	1,062	257	125	205	92
Median Value of Owner-Occupied Housing Units	$36,000	20,807	16,300	16,900	19,900	25,500

	City of Boston	Electoral District Seven	All			
			Highland Park (52)	Lower Roxbury (53)	Sav-Mor (54)	Washington Park (55)
Year Householder Moved Into Unit						
Owner-Occupied						
1970-1980	24,747	1,561	133	19	169	248
1960-1969	13,568	936	50	12	192	271
1950-1959	9,369	662	49	15	144	193
1949 or Earlier	11,805	670	78	27	29	202
Renter-Occupied						
1975-1980	104,929	11,854	463	666	917	2,965
1970-1974	24,734	4,290	159	363	289	1,486
1960-1969	17,714	2,882	145	275	300	1,165
1959 or Earlier	11,591	1,091	95	77	112	248
Year Structure Built						
Year-Round Housing Units						
1970-1980	17,287	3,202	65	471	47	553
1960-1969	21,792	2,590	27	123	151	1,398
1950-1959	22,997	3,558	95	281	250	1,260
1940-1949	27,336	3,921	146	503	538	926
1939 or Earlier	151,931	14,519	1,359	423	1,675	3,225
Stories in Structure						
1 to 3	171,023	17,869	1,602	1,192	2,357	5,330
4 to 6	51,201	6,941	90	219	260	1,589
7 or More	19,119	2,980	-	390	44	443
Units in Structure						
1, detached	28,962	1,296	123	69	254	319
1, attached	8,784	1,469	154	135	119	839
2	35,535	2,610	275	40	496	729
3 & 4	64,432	7,538	947	125	1,103	1,703
5 or More	103,373	14,848	193	1,432	689	3,765
Median Monthly Owner Costs						
With a Mortgage	$407	418	475	-	404	410
Without a Mortgage	251	250	179	250	250+	250+
Median Gross Rent	$251	199	234	94	218	178

Source: Boston Redevelopment Authority, Research Department, Boston Population and Housing by Neighborhood Areas, 1980: Demographic Information

Source: Boston Redevelopment Authority, Research Department, Boston Population and Housing by Neighborhood Areas, 1980

POPULATION AND HOUSING BY NEIGHBORHOOD AREAS,
ROXBURY, UPHAMS CORNER-ELECTORAL DISTRICT SEVEN-AND BOSTON, 1980

	Part						
	Dudley Brunswick-King (09)	Uphams Corner, Jones Hill (10)	Fenway (27)	Egleston Square (38)	Medical Area (45)	Mission Hill Projects (46)	South End (61)
Total Persons	12,033	11,109	12,895	6,505	5,045	3,135	27,125
Race & Spanish Origin							
White	1,170	5,626	10,121	2,663	4,236	437	10,662
Black	8,079	2,757	1,807	2,017	438	1,714	11,058
Percent of Total	67.1	24.8	14.0	31.0	8.7	54.7	40.8
American Indian, Eskimo, Aleut	74	60	29	21	13	6	78
Asian & Pacific Islander	19	61	522	43	152	10	3,220
Other	2,691	2,605	416	1,761	206	968	2,107
Spanish Origin	2,541	2,293	544	2,278	175	1,189	3,443
Percent of Total	21.1	20.6	4.2	35.0	3.5	37.9	12.7
Median Age	23.8	27.5	22.4	27.0	21.0	20.4	30.9
School Enrollment							
Persons 3 Years Old & Over Enrolled in School	4,290	3,074	8,214	2,139	3,813	1,162	7,140
Percent in							
Nursery School	4.3	2.9	-	2.4	0	3.4	3.3
Kindergarten & Elementary (1-8)	57.9	57.4	1.9	59.8	-	68.6	42.7
High School (1-4)	25.4	24.8	1.5	22.2	-	22.5	19.0
College	12.5	14.9	96.5	15.6	99.2	5.5	34.9
Percent High School Graduates	46.9	55.2	81.7	54.7	90.7	47.0	64.3
Number of Households	3,935	3,684	4,856	2,135	1,181	961	12,019
Number of Families	2,801	2,623	870	1,476	217	705	4,923
Families as a Percent of All Households	71.2	71.2	17.9	69.1	18.4	73.4	41.0
Female Householder, No Husband Present	1,320	887	204	632	52	418	1,708

	Part						
	Dudley Brunswick-King (09)	Uphams Corner, Jones Hill (10)	Fenway (27)	Egleston Square (38)	Medical Area (45)	Mission Hill Projects (46)	South End (61)
Persons 5 Years & Over	10,859	10,295	12,822	5,942	4,862	2,760	25,625
Percent Living in Same House in 1975 and 1980	54.9	46.9	20.3	55.9	23.9	76.5	44.7
Labor Force							
Percent of Persons 16 Yrs & Over	53.1	56.3	54.4	55.2	55.3	52.0	61.8
Unemployed							
Percent of Civilian Labor Force	11.2	9.5	5.3	10.3	2.5	14.3	5.7
Median Household Income, 1979	$9,669	10,473	7,451	9,690	11,955	7,756	10,845
Median Family Income, 1979	$10,033	12,294	12,394	11,013	12,468	7,270	13,009
Percent of Persons Below Poverty Level	35.1	26.2	32.3	33.6	31.2	42.7	23.0
Year-Round Housing Units	4,566	4,013	5,449	2,395	1,268	1,799	13,761
Owner-Occupied Housing Units	857	916	103	511	34	5	1,577
Percent of Occupied Units	21.8	24.9	2.1	23.9	2.9	0.5	13.1
Renter-Occupied Housing Units	3,078	2,768	4,753	1,624	1,147	956	10,442
Vacant Housing Units	631	329	593	260	87	838	1,741
For Sale Only	25	8	5	7	41	13	69
For Rent	316	197	318	121	27	489	1,008
Other Vacants	290	124	270	132	19	336	665
Boarded Up	136	58	94	36	8	219	342
Median Value of Owner-Occupied Housing Units	$16,300	20,300	48,800	22,400	45,000	65,000	64,500

	Dudley Brunswick-King (09)	Uphams Corner, Jones Hill (10)	Fenway (27)	Part Egleston Square (38)	Medical Area (45)	Mission Hill Projects (46)	South End (61)
Year Householder Moved Into Unit							
Owner-Occupied							
1970-1980	268	373	69	213	0	7	1,055
1960-1969	282	164	15	110	0	0	215
1950-1959	143	115	0	74	0	7	135
1949 or Earlier	136	255	15	113	19	0	177
Renter-Occupied							
1975-1980	1,944	1,803	3,680	957	754	362	7,029
1970-1974	599	482	553	428	151	339	1,842
1960-1969	336	336	286	139	187	197	1,086
1959 or Earlier	208	203	201	67	33	59	470
Year Structure Built							
Year-Round Housing Units							
1970-1980	89	169	822	184	127	128	2,188
1960-1969	292	222	218	128	475	200	1,304
1950-1959	333	342	232	331	118	774	855
1940-1949	919	773	587	217	120	149	1,445
1939 or Earlier	2,888	2,579	3,549	1,500	388	558	8,005
Stories in Structure							
1 to 3	4,101	3,622	559	2,075	65	1,140	7,018
4 to 6	420	409	3,782	246	458	78	4,638
7 or More	0	54	1,067	39	705	591	2,141
Units in Structure							
1, detached	267	246	0	228	0	7	124
1, attached	56	72	21	39	16	10	593
2	778	613	8	451	8	0	701
3 & 4	2,419	2,237	236	1,086	12	48	3,987
5 or More	1,001	917	5,129	556	1,183	1,744	8,347
Median Monthly Owner Costs							
With a Mortgage	$383	333	506	493	0	425	613
Without a Mortgage	226	237	175	182	125	0	250+
Median Gross Rent	$204	216	240	221	289	78	208

Source: Boston Redevelopment Authority, Research Department, Boston Population and Housing by Neighborhood Areas, 1980;

Demographic Information from the U.S. Bureau of the Census, 1980.

POPULATION AND LABOR FORCE IN DUDLEY SQUARE CENSUS TRACTS
1970 AND 1980

	Dudley Square Census Tracts*		
	1980		1970
Population	20,774		23,667
Percent Change 1970-80		-12.2	
Households	7,379		NA
Percent Change 1970-80		NA	
Distribution of Population by Race & Hispanic Origin			
White	6.4		15.9
Black	86.6		82.6
Hispanic	8.3		4.4
Distribution of Population by Age Group			
Under 20	37.7		43.1
20-34	26.6		19.3
35-54	19.3		19.2
55-64	7.8		7.3
65 and over	16.4		18.3
Distribution of Households by Household Type			
Families	63.3		NA
With Children under 18	40.0		NA
Female Householders	33.7		NA
With Children under 18	25.0		NA
Nonfamily Households	36.7		NA
Distribution of Years of School Completed for Persons 25 and over			
Four Years of College or More	9.0		4.3
Less than High School Diploma	21.7		35.5

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* Census Tracts 803-807, 814-818.

	Dudley Square Census Tracts[*]		
	1980		1970
Labor Force	7,656		7,571
Percent Change 1970-80		1.1%	
Labor Force Participation Rate	52.1		50.4
Unemployed	803		582
Percent Change 1970-80		39.0	
Unemployment Rate	10.5		7.7
Distribution of Occupation of Employed Workers, 16 and Older			
Professional, Technical & Managerial	21.5		16.8
Sales	3.1		2.1
Clerical	24.2		22.1
Craftsmen & Foremen	6.1		9.2
Operatives, including Transportation Operatives	13.4		20.1
Laborers	4.9		5.6
Service Workers, including Private Household	26.6		24.1
Distribution of Industry of Employed Persons, 16 and Older			
Construction	3.8		3.8
Manufacturing	15.5		20.6
Transportation, Communications, Public Utilities	6.3		8.2
Trade	7.5		12.4
Finance, Insurance, R. Estate, Business & Repair Services	13.4		10.8
Educational Services	9.2		8.7
Health & Other Professional/ Related Services	26.8		19.0
Other Industries: Agriculture, Forestry, Fishing, Mining; Personal, Entertainment & Recreational Serv.	6.9		10.6
Public Administration	10.6		5.9

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[*] Census Tracts 803-807, 814-818.

	Dudley Square Census Tracts**	
	1980	1970
Distribution of Place of Work of Persons 16 and Older		
Boston	63.9	61.5
In Boston SMSA, outside Boston	15.3	18.1
Outside Boston SMSA	1.2	3.5
Not Reported	19.5	16.9
Percent of Persons 5 Years and Older		
Living in Same House as 5 Years Previously	64.6	44.4
Who Speak Only English at Home	89.9	NA
Median Family Income*	NA	NA
Percent Change 1970-80	NA	NA
Median Household Income*	NA	NA
Percent of Families in Poverty*	28.6	26.2
Percent of Families in Poverty, by Race and Hispanic Origin*		
All Persons	29.3	27.7
White	NA	NA
Black	NA	NA
Hispanic Origin	NA	NA

* 1979 for 1980 and 1969 for 1970 Census.
** Census Tracts 803-807, 814-818.

Sources: 1980 Census of Population and Housing, Summary Tape Files 1 and 3;
1970 Census of Population, General Population Characteristics; General Soc
and Economic Characteristics;
1970 Census of Population and Housing, Boston SMSA Census Tracts; and Fift
Count Summary Tape.

HOUSING IN DUDLEY SQUARE CENSUS TRACTS
1970 AND 1980

	Dudley Square Census Tracts[*]		
	1980	1970	Percent Change 1970-80
Total Year-Round Housing Units	8,995	8,824	+ 1.9
Year-Round Housing Units by Tenure and Vacancy Status			
Total Occupied	7,412	7,510	- 1.3
Owner-Occupied	1,136	1,321	-14.0
Percent of Occupied	15.3	17.6	NA
Renter-Occupied	6,276	6,189	+ 1.4
Percent of Occupied	84.7	82.4	NA
Year-Round Vacant	1,553	1,314	+ 239
Percent of Total Year-Round	17.3	14.9	NA
For Sale	31	86	-64.0
Vacant 6 Months or Longer	17	65	-73.8
For Rent	791	948	-16.6
Vacant 2 Months or Longer	601	605	- 0.7
All Other	731	280	+161.1
Boarded-Up	297	NA	NA
Distribution of Vacant Year-Round Units by Vacancy Status			
For Sale	2.0	6.5	
Vacant 6 Months or Longer	1.1	4.9	
For Rent	50.9	72.1	
Vacant 2 Months or Longer	38.7	46.0	
All Other	47.1	21.3	
Boarded Up	19.1	NA	
Distribution of Year-Round Housing Units by Year Structure Built			
1970-1980	15.5	NA	
1960-1969	14.1	10.6	
1950-1959	12.2	5.5	
1940-1949	13.7	16.4	
1939 or Earlier	44.6	67.5	
Median Value of Owner-Occupied Single-Family Units	NA	NA	
Median Gross Rent of Renter-Occupied Units	NA	NA	

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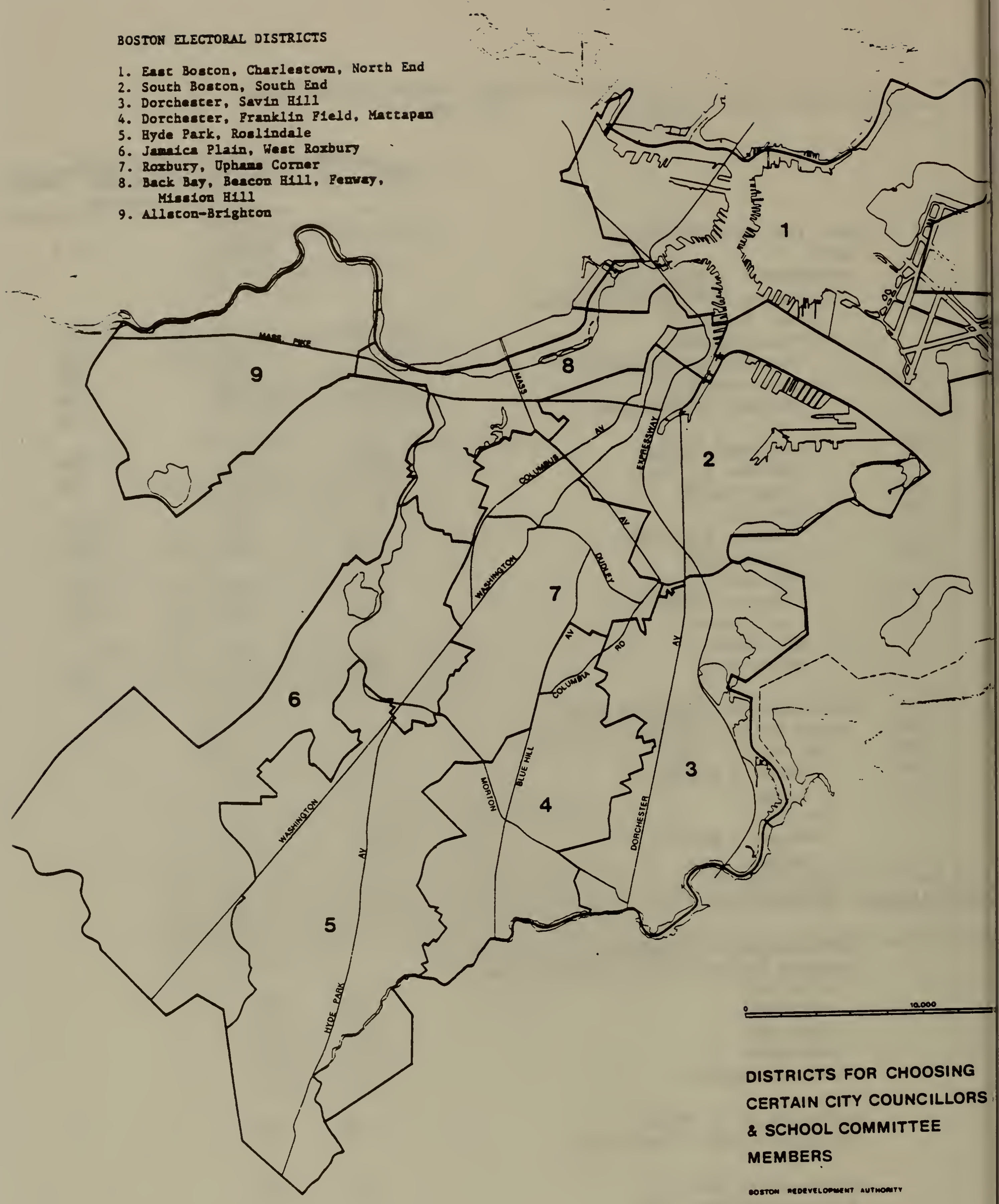
[*] Census Tracts 803-807, 814-818.

Sources: 1980 Census of Population and Housing; Summary Tape Files 1 and 3. 1970 Census of Population and Housing; Boston SMSA Census Tracts; and Fifth Count Summary Tape.

BOSTON ELECTORAL DISTRICTS

1. East Boston, Charlestown, North End
2. South Boston, South End
3. Dorchester, Savin Hill
4. Dorchester, Franklin Field, Mattapan
5. Hyde Park, Roslindale
6. Jamaica Plain, West Roxbury
7. Roxbury, Uphams Corner
8. Back Bay, Beacon Hill, Fenway,
   Mission Hill
9. Allston-Brighton



DISTRICTS FOR CHOOSING
CERTAIN CITY COUNCILLORS
& SCHOOL COMMITTEE
MEMBERS

BOSTON REDEVELOPMENT AUTHORITY

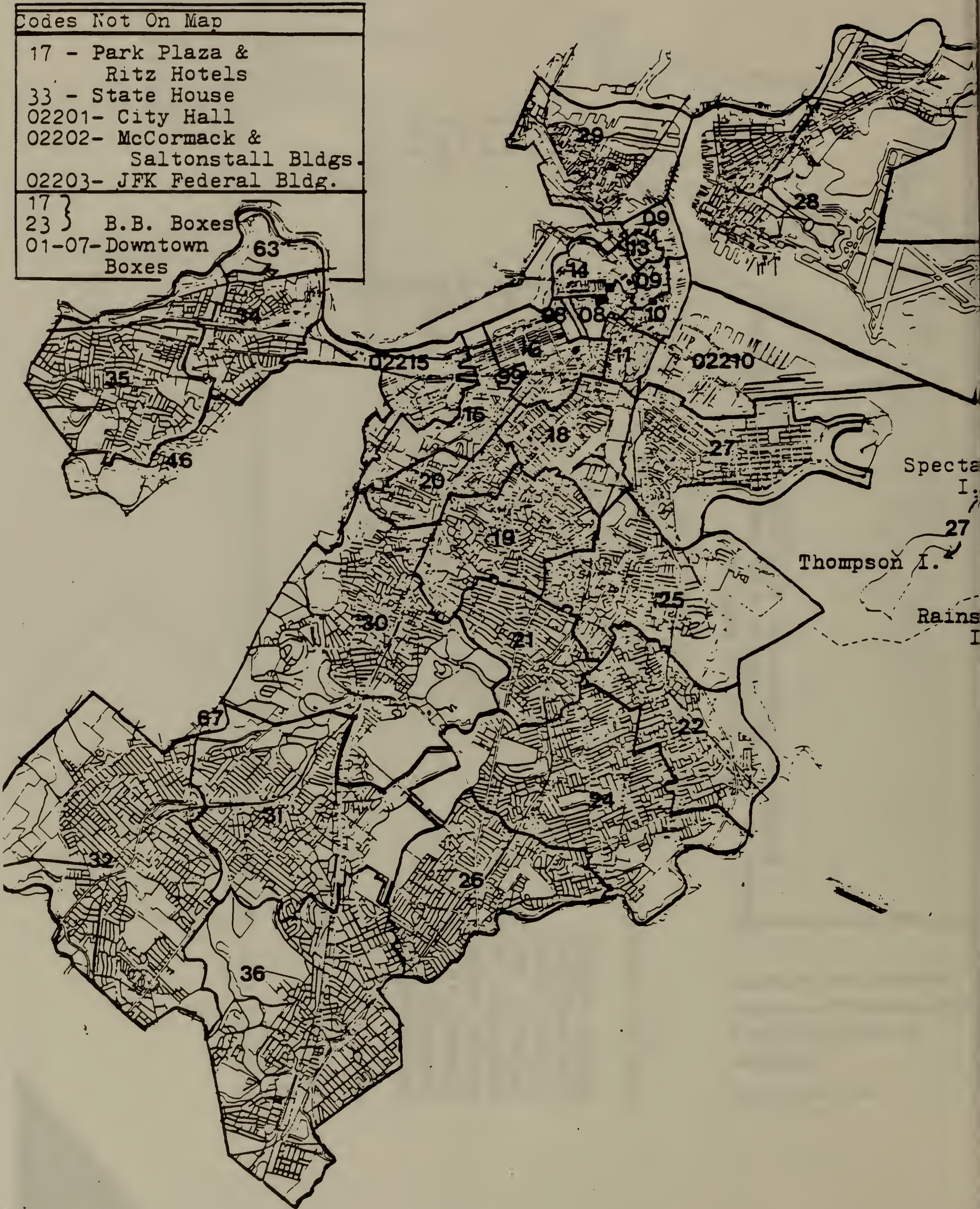
BOSTON NEIGHBORHOOD BUSINESS PATTERNS
NUMBER OF ESTABLISHMENTS AND NUMBER OF EMPLOYEES
BY TYPE OF BUSINESS, 1981

ELECTORAL DISTRICT 7

TYPE OF BUSINESS	ESTABLISHMENTS	% OF TOTAL	EMPLOYEES	% OF TOTAL
AGRI.& MINING	0	0.0	0	0.0
CONSTRUCTION	32	8.1	435	4.7
MANUFACTURING	28	7.2	1,097	11.9
TRANSP.& PUB.U.	14	3.6	388	4.2
WHOLESALE TRADE	40	10.2	572	6.2
RETAIL TRADE	105	26.6	777	8.4
FINANCE-INS.-R.E.	18	4.6	358	3.9
SERVICES	144	36.3	5,579	60.4
UNCLASSIFIED	14	3.5	34	0.4
TOTAL	396	100.0	9,240	100.0
PERCENT OF BOSTON	2.6		2.1	

SOURCE: U.S. BUREAU OF THE CENSUS, COUNTY BUSINESS PATTERNS, 1981.

BOSTON ZIP CODES



Codes Not On Map

17 - Park Plaza &
Ritz Hotels
33 - State House
02201- City Hall
02202- McCormack &
Saltonstall Bldgs.
02203- JFK Federal Bldg.

17 }
23 } B.B. Boxes
01-07- Downtown
Boxes

BOSTON NEIGHBORHOOD BUSINESS PATTERNS
NUMBER OF ESTABLISHMENTS AND NUMBER OF EMPLOYEES
BY TYPE OF BUSINESS, 1981

ZIP CODE AREA 02119

SIC	TYPE OF BUSINESS	ESTABLISHMENTS	EMPLOYEES
	AGRI.& MINING	0	0
	CONSTRUCTION	28	421
15	GENERAL CONTRACTORS	8	71
16	HEAVY CONSTRUCTION	0	0
17	SPECIAL TRADE CONTRACTORS	21	350
	MANUFACTURING	25	1,042
20	FOOD & KINDRED PRODUCTS	1	34
21	TOBACCO MANUFACTURES	0	0
22	TEXTILE MILL PRODUCTS	0	0
23	APPAREL & OTHER TEXTILE	3	217
24	LUMBER & WOOD	1	7
25	FURNITURE & FIXTURES	2	207
26	PAPER & ALLIED PRODUCTS	1	34
27	PRINTING & PUBLISHING --	2	41
28	CHEMICALS	1	14
29	PETROLEUM & COAL PRODUCTS	0	0
30	RUBBER & PLASTICS	1	14
31	LEATHER	2	48
32	STONE,CLAY & GLASS	0	0
33	PRIMARY METALS	0	0
34	FABRICATED METAL	6	144
35	MACHINERY EX. ELECTRICAL	2	188
36	ELECTRIC & ELECTRONIC EQUIPMENT	2	28
37	TRANSPORTATION EQUIPMENT	0	0
38	INSTRUMENTS	1	34
39	MISCELLANEOUS MANUFACTURING	1	34
	TRANSP.& PUB.U.	14	388
41	LOCAL TRANSIT	1	2
42	TRUCKING & WAREHOUSING	8	153
44	WATER TRANSPORTATION	0	0
45	TRANSPORTATION BY AIR	0	0
47	TRANSPORTATION SERVICES	1	7
48	COMMUNICATION	2	145
49	ELECTRIC,GAS & SANITARY SERVICES	3	81

CONTINUED NEXT PAGE

ZIP CODE AREA 02119
CONTINUED

SIC	TYPE OF BUSINESS	ESTABLISHMENTS	EMPLOYEES
	WHOLESALE TRADE	33	438
50	WHOLESALE TRADE-DURABLE	17	329
51	WHOLESALE TRADE-NONDURABLE	16	110
	RETAIL TRADE	89	715
52	BUILDING MATERIALS & GARDEN	5	28
53	GENERAL MERCHANDISE STORES	2	106
54	FOOD STORES	12	106
55	AUTOMOTIVE DEALERS & SERVICE	10	90
56	APPAREL & ACCESSORY STORES	9	92
57	FURNITURE & HOME FURNISHINGS	6	18
58	EATING & DRINKING PLACES	24	109
59	MISCELLANEOUS RETAIL	22	166
	FINANCE-INS.-R.E.	10	244
60	BANKING	4	57
61	CREDIT AGENCIES	0	0
62	SECURITY,COMMODITY BROKERS	0	0
63	INSURANCE CARRIERS	1	174
64	INSURANCE AGENTS,BROKERS	1	2
65	REAL ESTATE	4	9
66	COMBINED REAL ESTATE-INSURANCE	0	0
67	HOLDING & OTHER INVESTMENT	1	2
	SERVICES	111	2,629
70	HOTELS & OTHER LODGING	0	0
72	PERSONAL SERVICES	12	425
73	BUSINESS SERVICES	8	445
75	AUTO REPAIR	15	195
76	MISCELLANEOUS REPAIR	9	46
78	MOTION PICTURES	0	0
79	AMUSEMENT & RECREATION	0	0
80	HEALTH SERVICES	19	820
81	LEGAL SERVICES	5	23
82	EDUCATIONAL SERVICES	3	31
83	SOCIAL SERVICES	26	529
84	MUSEUMS	1	7
86	MEMBERSHIP ORGANIZATIONS	9	90
89	MISCELLANEOUS SERVICES	3	19
	NONCLASSIFIABLE ESTABLISHMENTS	10	25
	TOTAL	321	5,903
	PERCENT OF SUFFOLK COUNTY	1.9	1.3

SOURCE: U.S. BUREAU OF THE CENSUS, COUNTY BUSINESS PATTERNS, 1981.

BOSTON NEIGHBORHOOD BUSINESS PATTERNS
NUMBER OF ESTABLISHMENTS AND NUMBER OF EMPLOYEES
BY TYPE OF BUSINESS, 1981

ZIP CODE AREA 02120

SIC	TYPE OF BUSINESS	ESTABLISHMENTS	EMPLOYEES
	AGRI.& MINING	0	0
	CONSTRUCTION	4	14
15	GENERAL CONTRACTORS	2	5
16	HEAVY CONSTRUCTION	0	0
17	SPECIAL TRADE CONTRACTORS	2	9
	MANUFACTURING	3	55
20	FOOD & KINDRED PRODUCTS	0	0
21	TOBACCO MANUFACTURES	0	0
22	TEXTILE MILL PRODUCTS	0	0
23	APPAREL & OTHER TEXTILE	0	0
24	LUMBER & WOOD	1	14
25	FURNITURE & FIXTURES	1	7
26	PAPER & ALLIED PRODUCTS	0	0
27	PRINTING & PUBLISHING	1	34
28	CHEMICALS	0	0
29	PETROLEUM & COAL PRODUCTS	0	0
30	RUBBER & PLASTICS	0	0
31	LEATHER	0	0
32	STONE,CLAY & GLASS	0	0
33	PRIMARY METALS	0	0
34	FABRICATED METAL	0	0
35	MACHINERY EX. ELECTRICAL	0	0
36	ELECTRIC & ELECTRONIC EQUIPMENT	0	0
37	TRANSPORTATION EQUIPMENT	0	0
38	INSTRUMENTS	0	0
39	MISCELLANEOUS MANUFACTURING	0	0
	TRANSP.& PUB.U.	0	0
41	LOCAL TRANSIT	0	0
42	TRUCKING & WAREHOUSING	0	0
44	WATER TRANSPORTATION	0	0
45	TRANSPORTATION BY AIR	0	0
47	TRANSPORTATION SERVICES	0	0
48	COMMUNICATION	0	0
49	ELECTRIC,GAS & SANITARY SERVICES	0	0

CONTINUED NEXT PAGE

ZIP CODE AREA 02120
CONTINUED

SIC	TYPE OF BUSINESS	ESTABLISHMENTS	EMPLOYEES
	WHOLESALE TRADE	8	134
50	WHOLESALE TRADE-DURABLE	4	84
51	WHOLESALE TRADE-NONDURABLE	4	50
	RETAIL TRADE	16	62
52	BUILDING MATERIALS & GARDEN	1	2
53	GENERAL MERCHANDISE STORES	1	2
54	FOOD STORES	1	7
55	AUTOMOTIVE DEALERS & SERVICE	2	14
56	APPAREL & ACCESSORY STORES	0	0
57	FURNITURE & HOME FURNISHINGS	0	0
58	EATING & DRINKING PLACES	7	23
59	MISCELLANEOUS RETAIL	4	14
	FINANCE-INS.-R.E.	8	114
60	BANKING	3	28
61	CREDIT AGENCIES	0	0
62	SECURITY,COMMODITY BROKERS	0	0
63	INSURANCE CARRIERS	0	0
64	INSURANCE AGENTS,BROKERS	0	0
65	REAL ESTATE	5	86
66	COMBINED REAL ESTATE-INSURANCE	0	0
67	HOLDING & OTHER INVESTMENT	0	0
	SERVICES	33	2,950
70	HOTELS & OTHER LODGING	0	0
72	PERSONAL SERVICES	4	33
73	BUSINESS SERVICES	4	135
75	AUTO REPAIR	1	7
76	MISCELLANEOUS REPAIR	0	0
78	MOTION PICTURES	0	0
79	AMUSEMENT & RECREATION	0	0
80	HEALTH SERVICES	9	2,663
81	LEGAL SERVICES	2	5
82	EDUCATIONAL SERVICES	0	0
83	SOCIAL SERVICES	6	38
84	MUSEUMS	0	0
86	MEMBERSHIP ORGANIZATIONS	7	64
89	MISCELLANEOUS SERVICES	1	7
	NONCLASSIFIABLE ESTABLISHMENTS	4	9
	TOTAL	75	3,337
	PERCENT OF SUFFOLK COUNTY	.4	.7

SOURCE: U.S. BUREAU OF THE CENSUS, COUNTY BUSINESS PATTERNS, 1981.

BOSTON NEIGHBORHOOD BUSINESS PATTERNS
NUMBER OF ESTABLISHMENTS AND NUMBER OF EMPLOYEES BY TYPE OF BUSINESS, 1981

ZIP CODE AREA 02121

SIC	TYPE OF BUSINESS	ESTABLISHMENTS	EMPLOYEES
	AGRI.& MINING	1	2
	CONSTRUCTION	8	136
15	GENERAL CONTRACTORS	4	79
16	HEAVY CONSTRUCTION	1	14
17	SPECIAL TRADE CONTRACTORS	3	43
	MANUFACTURING	6	315
20	FOOD & KINDRED PRODUCTS	1	34
21	TOBACCO MANUFACTURES	0	0
22	TEXTILE MILL PRODUCTS	0	0
23	APPAREL & OTHER TEXTILE	0	0
24	LUMBER & WOOD	0	0
25	FURNITURE & FIXTURES	2	41
26	PAPER & ALLIED PRODUCTS	0	0
27	PRINTING & PUBLISHING	0	0
28	CHEMICALS	0	0
29	PETROLEUM & COAL PRODUCTS	0	0
30	RUBBER & PLASTICS	0	0
31	LEATHER	0	0
32	STONE,CLAY & GLASS	0	0
33	PRIMARY METALS	0	0
34	FABRICATED METAL	2	67
35	MACHINERY EX. ELECTRICAL	0	0
36	ELECTRIC & ELECTRONIC EQUIPMENT	1	174
37	TRANSPORTATION EQUIPMENT	0	0
38	INSTRUMENTS	0	0
39	MISCELLANEOUS MANUFACTURING	0	0
	TRANSP.& PUB.U.	0	0
41	LOCAL TRANSIT	0	0
42	TRUCKING & WAREHOUSING	0	0
44	WATER TRANSPORTATION	0	0
45	TRANSPORTATION BY AIR	0	0
47	TRANSPORTATION SERVICES	0	0
48	COMMUNICATION	0	0
49	ELECTRIC,GAS & SANITARY SERVICES	0	0

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ZIP CODE AREA 02121
CONTINUED

SIC	TYPE OF BUSINESS	ESTABLISHMENTS	EMPLOYEES
	WHOLESALE TRADE	3	19
50	WHOLESALE TRADE-DURABLE	0	0
51	WHOLESALE TRADE-NONDURABLE	3	19
	RETAIL TRADE	17	129
52	BUILDING MATERIALS & GARDEN	0	0
53	GENERAL MERCHANDISE STORES	1	2
54	FOOD STORES	5	28
55	AUTOMOTIVE DEALERS & SERVICE	2	5
56	APPAREL & ACCESSORY STORES	0	0
57	FURNITURE & HOME FURNISHINGS	0	0
58	EATING & DRINKING PLACES	3	11
59	MISCELLANEOUS RETAIL	7	83
	FINANCE-INS.-R.E.	7	165
60	BANKING	1	14
61	CREDIT AGENCIES	0	0
62	SECURITY,COMMODITY BROKERS	0	0
63	INSURANCE CARRIERS	1	34
64	INSURANCE AGENTS,BROKERS	0	0
65	REAL ESTATE	4	84
66	COMBINED REAL ESTATE-INSURANCE	0	0
67	HOLDING & OTHER INVESTMENT	1	34
	SERVICES	46	603
70	HOTELS & OTHER LODGING	0	0
72	PERSONAL SERVICES	5	28
73	BUSINESS SERVICES	4	52
75	AUTO REPAIR	4	26
76	MISCELLANEOUS REPAIR	2	5
78	MOTION PICTURES	0	0
79	AMUSEMENT & RECREATION	0	0
80	HEALTH SERVICES	6	139
81	LEGAL SERVICES	0	0
82	EDUCATIONAL SERVICES	0	0
83	SOCIAL SERVICES	18	286
84	MUSEUMS	2	14
86	MEMBERSHIP ORGANIZATIONS	5	47
89	MISCELLANEOUS SERVICES	1	7
	NONCLASSIFIABLE ESTABLISHMENTS	7	42
	TOTAL	93	1,412
	PERCENT OF SUFFOLK COUNTY	.6	.3

SOURCE: U.S. BUREAU OF THE CENSUS, COUNTY BUSINESS PATTERNS, 1981.

BOSTON NEIGHBORHOOD BUSINESS PATTERNS
NUMBER OF ESTABLISHMENTS AND NUMBER OF EMPLOYEES
BY TYPE OF BUSINESS, 1981

ZIP CODE AREA 02118

SIC	TYPE OF BUSINESS	ESTABLISHMENTS	EMPLOYEES
	AGRI.& MINING	3	19
	CONSTRUCTION	9	73
15	GENERAL CONTRACTORS	2	9
16	HEAVY CONSTRUCTION	0	0
17	SPECIAL TRADE CONTRACTORS	8	63
	MANUFACTURING	52	2,700
20	FOOD & KINDRED PRODUCTS	7	672
21	TOBACCO MANUFACTURES	0	0
22	TEXTILE MILL PRODUCTS	2	75
23	APPAREL & OTHER TEXTILE	17	571
24	LUMBER & WOOD	1	7
25	FURNITURE & FIXTURES	3	214
26	PAPER & ALLIED PRODUCTS	2	28
27	PRINTING & PUBLISHING	8	107
28	CHEMICALS	1	642
29	PETROLEUM & COAL PRODUCTS	0	0
30	RUBBER & PLASTICS	2	67
31	LEATHER	4	228
32	STONE,CLAY & GLASS	0	0
33	PRIMARY METALS	0	0
34	FABRICATED METAL	0	0
35	MACHINERY EX. ELECTRICAL	3	70
36	ELECTRIC & ELECTRONIC EQUIPMENT	2	9
37	TRANSPORTATION EQUIPMENT	0	0
38	INSTRUMENTS	0	0
39	MISCELLANEOUS MANUFACTURING	2	9
	TRANSP.& PUB.U.	20	588
41	LOCAL TRANSIT	6	16
42	TRUCKING & WAREHOUSING	9	172
44	WATER TRANSPORTATION	2	36
45	TRANSPORTATION BY AIR	0	0
47	TRANSPORTATION SERVICES	1	2
48	COMMUNICATION	1	362
49	ELECTRIC,GAS & SANITARY SERVICES	0	0

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ZIP CODE AREA 02118
CONTINUED

SIC	TYPE OF BUSINESS	ESTABLISHMENTS	EMPLOYEES
	WHOLESALE TRADE	122	2,728
50	WHOLESALE TRADE-DURABLE	32	657
51	WHOLESALE TRADE-NONDURABLE	90	2,071
	RETAIL TRADE	82	657
52	BUILDING MATERIALS & GARDEN	5	47
53	GENERAL MERCHANDISE STORES	3	11
54	FOOD STORES	10	92
55	AUTOMOTIVE DEALERS & SERVICE	8	49
56	APPAREL & ACCESSORY STORES	5	49
57	FURNITURE & HOME FURNISHINGS	5	57
58	EATING & DRINKING PLACES	26	166
59	MISCELLANEOUS RETAIL	21	186
	FINANCE-INS.-R.E.	24	159
60	BANKING	2	14
61	CREDIT AGENCIES	2	5
62	SECURITY,COMMODITY BROKERS	0	0
63	INSURANCE CARRIERS	2	5
64	INSURANCE AGENTS,BROKERS	2	17
65	REAL ESTATE	17	119
66	COMBINED REAL ESTATE-INSURANCE	0	0
67	HOLDING & OTHER INVESTMENT	0	0
	SERVICES	127	4,936
70	HOTELS & OTHER LODGING	0	0
72	PERSONAL SERVICES	15	272
73	BUSINESS SERVICES	15	636
75	AUTO REPAIR	9	63
76	MISCELLANEOUS REPAIR	6	38
78	MOTION PICTURES	2	14
79	AMUSEMENT & RECREATION	2	9
80	HEALTH SERVICES	39	2,791
81	LEGAL SERVICES	1	2
82	EDUCATIONAL SERVICES	1	14
83	SOCIAL SERVICES	17	373
84	MUSEUMS	0	0
86	MEMBERSHIP ORGANIZATIONS	9	68
89	MISCELLANEOUS SERVICES	11	655
	NONCLASSIFIABLE ESTABLISHMENTS	18	127
	TOTAL	457	11,986
	PERCENT OF SUFFOLK COUNTY	2.7	2.7

SOURCE: U.S. BUREAU OF THE CENSUS, COUNTY BUSINESS PATTERNS, 1981.

BOSTON MANUFACTURING UNIVERSE
ESTABLISHMENTS AND JOBS BY DETAILED INDUSTRY, 1977 AND 1983

Zip Code Area 02119
Roxbury

SIC	Industry	1977		1983	
		Estab.	Jobs	Estab.	Jobs
20	Food Products	8	490	6	51
22	Textiles	0	0	0	0
23	Apparel	6	342	4	62
24	Lumber and Wood	1	109	1	100
25	Furniture	4	84	5	45
26	Paper Products	2	17	1	18
27	Printing/Publishing	3	52	2	5
28	Chemicals	2	41	1	25
29	Petroleum	0	0	0	0
30	Rubber/Plastics	3	109	3	140
31	Leather	1	6	1	8
32	Stone/Clay/Glass	1	6	1	6
33	Primary Metals	2	20	2	20
34	Fabricated Metals	8	111	8	126
35	Machinery	1	19	2	69
36	Electrical Equipment	1	41	5	447
37	Transportation Equipment	0	0	1	30
38	Instruments	0	0	0	0
39	Miscellaneous Manufacturing	2	75	1	50
	Total	44	1,580	44	1,202

Source: Boston Manufacturing Universe, 1983.
EDIC

TABLE 6

CHANGE IN NUMBER OF BOSTON MANUFACTURING ESTABLISHMENTS AND JOBS, BY INDUSTRY, 1977 - 1979 - 1981 - 1983

SIC	Industry	1977 Estab.	1977 Jobs	1979 Estab.	1979 Jobs	1981 Estab.	1981 Jobs	1983 Estab.	1983 Jobs	% Change 77-83 Estab.	% Change 77-83 Jobs
20	Food Products	133	8,335	131	8,189	123	6,892	107	6,676	-20%	- 20%
22	Textiles	28	595	24	559	21	590	15	460	-46%	- 23%
23	Apparel	220	8,156	201	7,944	172	6,858	139	6,408	-37%	- 21%
24	Wood	17	531	15	435	14	419	13	294	-24%	- 45%
25	Furniture	57	1,139	54	1,114	51	987	40	756	-30%	- 34%
26	Paper Products	32	1,107	32	1,195	33	1,204	26	1,088	-10%	- 2%
27	Printing/Publishing	323	13,231	311	12,106	297	12,466	260	12,116	-19%	- 8%
28	Chemicals	42	2,697	41	2,369	39	2,476	32	2,379	-24%	- 12%
29	Petroleum	1	12	1	12	1	16	1	12	--	--
30	Rubber/Plastics	32	997	31	1,032	28	1,223	24	1,259	-25%	+ 26%
31	Leather	37	1,487	35	1,317	30	1,089	23	1,005	-38%	- 32%
32	Stone/Clay/Glass	22	423	20	384	18	366	17	570	-23%	+ 35%
33	Primary Metals	18	864	18	704	17	911	15	731	-17%	- 15%
34	Fabricated Metals	90	5,081	85	4,887	73	4,790	60	4,532	-33%	- 11%
35	Machinery	88	5,087	80	4,862	75	4,212	57	3,169	-35%	- 38%
36	Electrical Equip.	44	2,195	47	2,528	47	2,990	41	3,056	- 7%	+ 39%
37	Transportation Equip.	6	883	5	1,244	5	738	5	513	-17%	- 42%
38	Instruments	33	1,591	29	1,749	29	1,933	26	2,060	-21%	+ 29%
39	Miscellaneous	75	1,362	73	1,692	52	1,754	50	1,518	-33%	+ 11%
	TOTAL	1,298	55,780	1,233	54,272	1,132	59,914	951	48,602	-27%	- 13%

Source: Boston Manufacturing Universe/83

CHANGE IN MANUFACTURING EMPLOYMENT WITH PERCENTAGE OF TOTAL BOSTON EMPLOYMENT BY NEIGHBORHOOD OF BOSTON

1977 - 1983

	1977	% of Total	1983	% of Total	Amount	Percent
Central Boston	9,939	17%	8,424	17%	-1,515	- 15%
South Boston	11,606	21%	10,608	22%	- 998	- 9%
Allston/Brighton	4,656	8%	4,274	9%	- 382	- 8%
Charlestown	3,548	6%	3,301	7%	- 247	- 7%
East Boston	2,143	4%	2,854	6%	+ 711	+ 33%
Back Bay/Fenway/South End	6,494	12%	5,382	11%	-1,112	- 17%
Roxbury	6,367	12%	4,423	9%	-1,944	- 31%
Dorchester/Mattapan	6,802	12%	6,207	13%	- 595	- 9%
Jamaica Plain/Roslindale/ West Roxbury	1,844	3%	1,360	3%	- 484	- 26%
Hyde Park	2,381	4%	1,769	3%	- 612	- 26%
TOTAL	55,780	100%	48,602	100%	-7,178	- 12%
	======	=====	======	=====	======	=====

Source: Boston Manufacturing Universe/83

TABLE 11

MANUFACTURING EMPLOYMENT AND ESTABLISHMENTS IN BOSTON
BY NEIGHBORHOOD
WITH PERCENTAGE OF TOTAL BOSTON EMPLOYMENT

	1977		1979		1981		1983	
Neighborhood	Firms	Emp	Firms	Emp	Firms	Emp	Firms	Emp
Central Boston	330	9,939	299	10,140	268	9,844	203	8,424
South Boston	276	11,606	284	12,064	263	11,028	223	10,608
Allston/Brighton	86	4,656	77	4,638	68	4,247	61	4,274
Charleston	33	3,548	31	3,314	27	2,936	24	3,301
East Boston	51	2,143	47	2,366	44	2,724	41	2,854
Back Bay/Fenway South End	136	6,494	120	5,469	113	5,616	97	5,382
Roxbury	171	6,367	165	5,997	164	5,751	139	4,423
Dorchester/Mattapan	104	6,802	101	6,517	89	5,956	76	6,207
Jamacia Plain/ Roslindale/W. Roxbury	66	1,844	64	1,453	55	1,424	50	1,360
Hyde Park	45	2,381	45	2,319	41	2,388	37	1,769
TOTAL	1,298	55,780	1,233	54,272	1,132	51,914	951	48,602

Source: Boston Manufacturing Universe/83

TABLE 13

DISTRIBUTION OF JOBS IN BOSTON'S NEIGHBORHOODS BY INDUSTRY, 1984

SIC	Central Boston	Allston/ Brighton	Back Bay South End/ Fenway	Charlestown	Dorchester/ Mattapan	East Boston	Hyde Park	Jamaica Plain/ Roslindale/ W. Roxbury	Roxbury	South Boston	Total
20	837	258	--	2,425	843	90	80	52	1,104	987	6,676
22	218	25	--	40	--	--	--	--	35	142	460
23	2,104	193	179	157	190	1,245	51	94	551	1,644	6,408
24	13	6	12	--	--	7	25	16	105	110	294
25	138	--	17	1	132	54	20	91	155	148	756
26	189	--	4	220	185	--	282	--	70	138	1,088
27	2,174	541	3,157	128	3,190	77	209	436	132	2,072	12,116
28	344	70	1,111	17	24	7	29	131	512	134	2,379
29	--	--	--	--	--	--	12	--	--	--	12
30	9	680	6	15	80	100	--	37	158	174	1,259
31	65	100	--	--	54	50	--	--	442	294	1,005
32	203	76	70	158	18	--	--	14	6	25	570
33	--	--	--	--	289	5	250	92	30	65	731
34	105	204	49	72	198	95	242	45	229	3,293	4,532
35	9	1,499	105	61	387	13	514	276	124	181	3,169
36	314	519	313	7	513	9	44	18	515	804	3,056
37	--	--	55	--	--	200	--	--	30	228	513
38	1,586	56	165	--	86	--	--	45	116	6	2,060
39	116	47	139	--	18	902	11	13	109	163	1,518
TOTAL	8,424	4,274	5,382	3,301	6,207	2,854	1,769	1,360	4,423	10,068	48,602
	=====	=====	=====	=====	=====	=====	=====	=====	=====	======	======

Source: Boston Manufacturing Universe/83

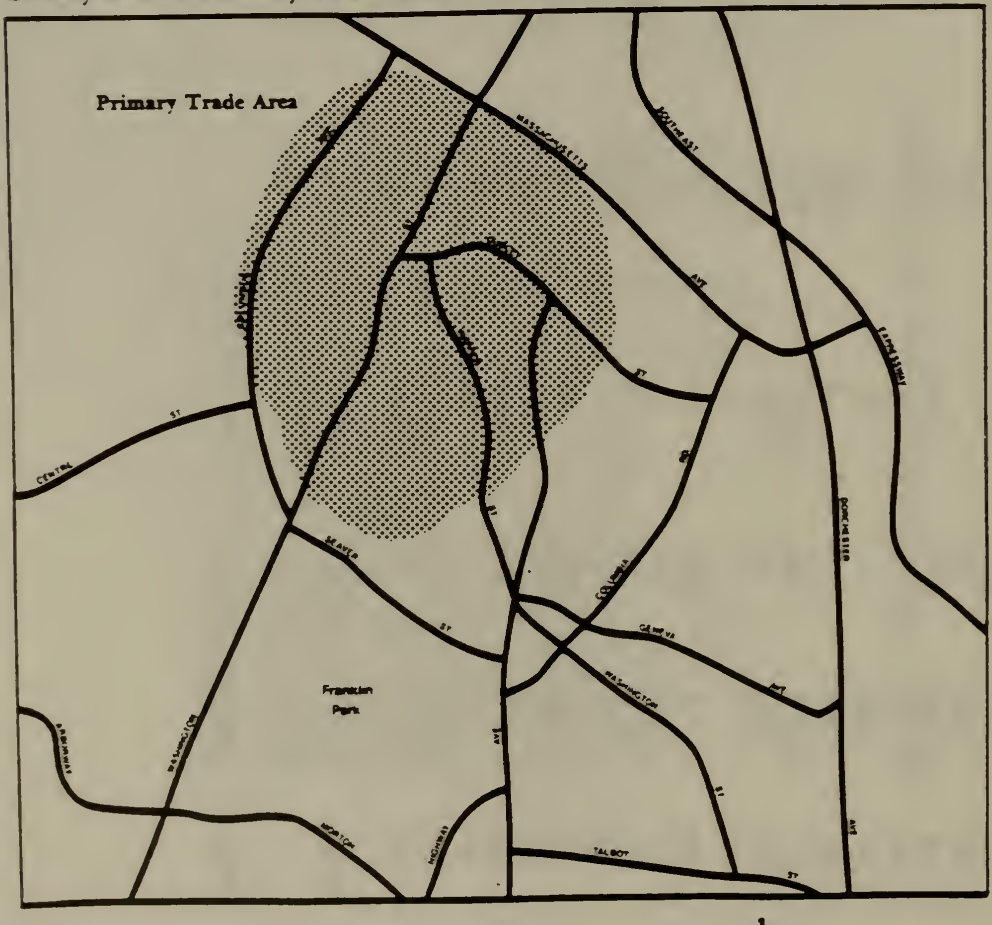
Dudley Station Trade Area

Residents' Purchasing Power and Supportable Retail Space: 1980

Category	Per Capita Expenditure ($'s)	Trade Area Expenditure ($'s)	Average Sales Per S.F. ($'s)	Supportable Retail Space (S.F.)	Existing Retail Space CBD(S.F.)	Total Existing Retail Space in Trade Area(S.F.)	Undeveloped S Retail Space S.1
Food Stores	770	19,356,260	250	77,425	21,700	53,305	
Drug/Health and Beauty Aids Stores	85	2,136,730	110	19,424	5,300	6,100	
Restaurants (Fast-Food)	40	1,005,520	140	7,182	6,575	9,225	
Restaurants (Other)	95	2,388,110	90	26,535	16,840	29,940	
Furniture Stores	70	1,759,660	60	29,327	20,000	20,750	
Appliance Stores	35	879,830	75	11,731	26,400	26,400	
Department Stores	126	3,167,388	75	42,232	15,600	15,600	
Discount Stores	115	2,890,870	85	41,298	0	37,000	
Apparel Stores	134	3,368,492	70	48,121	16,725	16,725	
Hardware/Home Improvement Stores	63	1,583,694	55	28,794	16,300	24,300	

Source: City of Boston

Dudley Station Primary Trade Area



Dudley Station's Competitio (in descending order of esti importance)

All Goods and Services

Location

1. Washington Park Mall
2. American Legion Highway — Bradlee & Shop, P

Specific Goods and Services

Location

1. Downtown Boston — Appar pers' (

Source: City of Boston

CHANGING RESIDENTIAL PROPERTY VALUES IN THE DUDLEY SQUARE AREA AND IN BOSTON

	Ward 8	Ward 9	Ward 12	Boston
Residential Value Index				
1955	1.000	1.000	1.000	1.000
(Average annual % change)	(2.9%)	(2.9%)	(2.9%)	(4.9%)
1974	1.724	1.724	1.721	2.483
Average 1-Family Home Value				
1975	$10,910	10,587	9,446	24,798
(Average annual % change)	(10.6%)	(17.6%)	(14.6%)	(11.9%)
1983	$23,243	35,713	26,184	57,574
Number of 1-Family Homes				
1975	204	128	420	30,064
(Total % Change)	(-10%)	(+44%)	(-11%)	(-3%)
1983	183	184	372	29,231

The Residential Value Index was prepared by averaging the rates of price change for sample properties that were sold at least twice during the study period. Consequently, it represents the typical experience for residential property in the study areas. (See Tax Constraint and Fiscal Policy: After the Property Tax; Volume II, Chapter 3; J. Avault and A. Ganz; BRA Research; Sept. 1983.) The trend of average values for single-family homes may not be an accurate reflection of typical experience, however. The last part of this table shows that the number, and perhaps the nature, of homes has changed and this could affect average values. The June, 1975 house values were reported by Avault and Ganz, op.cit., Vol. I, Table 4-4. The January 1983 values are Boston Assessing Dept. FY1984 figures.

CHANGING TAXES IN DUDLEY SQUARE AREA WARDS

	Average Tax per Parcel				Total Tax for Ward Realty ($1,000s)
	1-Family	2-Family	3-Family	Commercial	
Ward 8					
FY76	$665	728	899	12,415	5,039
(% Change)	(22%)	(36%)	(29%)	(27%)	(25%)
FY78	808	933	1,156	15,773	6,276
(% Change)	(-65%)	(-67%)	(-64%)	(-43%)	(-40%)
FY84	286	330	412	9,002	3,797
Ward 9					
FY76	514	845	909	6,783	2,335
(% Change)	(25%)	(31%)	(28%)	(29%)	(16%)
FY78	645	1,104	1,168	8,751	2,713
(% Change)	(-23%)	(-63%)	(-46%)	(-55%)	(-44%)
FY84	499	411	626	3,955	1,531
Ward 12					
FY76	734	973	1,235	7,720	3,840
(% Change)	(28%)	(28%)	(29%)	(25%)	(20%)
FY78	940	1,244	1,588	9,657	4,600
(% Change)	(-64%)	(-64%)	(-70%)	(-55%)	(-57%)
FY84	337	445	481	4,345	1,986
City of Boston					
FY76	983	1,140	1,225	21,294	304,779
(% Change)	(27%)	(28%)	(27%)	(26%)	(24%)
FY78	1,246	1,461	1,561	26,736	378,854
(% Change)	(-30%)	(-41%)	(-53%)	(2%)	(-26%)
FY84	874	864	736	27,192	279,247

FY84 taxes for 1-,2-,and 3-family homes are adjusted for the owner-occupant exemption. Absentee properties were each billed for $110.59 more. Ward and City total FY84 realty taxes have not been adjusted for the residential owner-occupant exemption. Actual total realty taxes are therefore less than shown here and FY78-FY84 declines were greater than indicated. The tax changes shown in this table are the combined result of tax equalization with classification, Proposition 2½ general tax cuts, and changing tax base composition. The FY78-84 tax cut for single-family homes in Ward 9 seems very modest when compared to other reductions over this period, but the number of homes here changed from 125 in FY78 to 184 in FY84. The average tax change for those homes taxed in both 1978 and 1984 may have been different from what is listed on this table. Similarly, the amount and nature of City commercial property has changed significantly.

APPENDIX B

TAX DELINQUENT PARCELS BY WARD

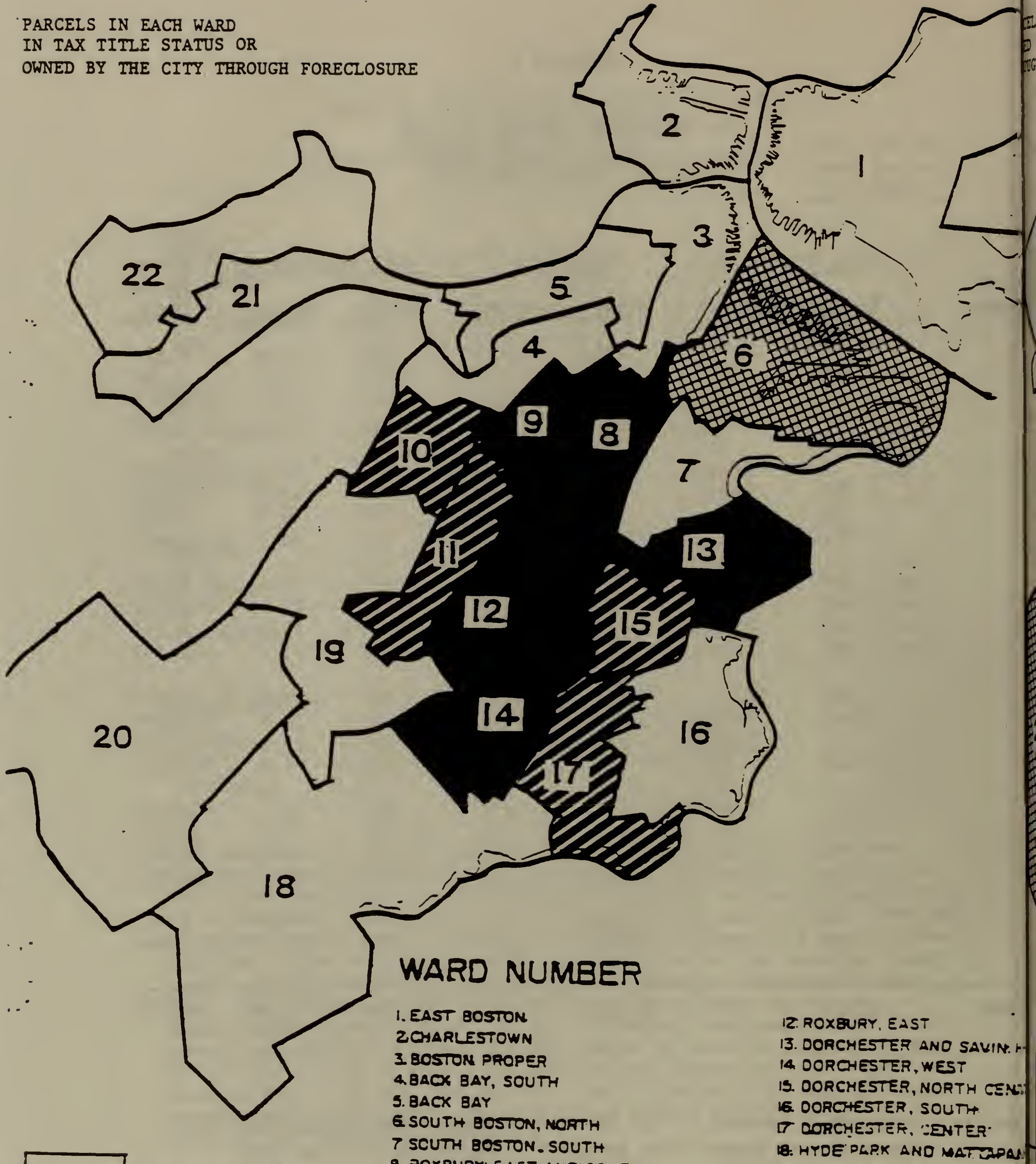
City of Boston, May 1983

Ward Number	Tax Possession		Tax Title		Total Delinquency		Total Parcel Count
	Number	Percent	Number	Percent	Number	Percent	
1	57	.9	443	6.7	500	7.6	6,614
2	25	.8	269	8.7	294	9.5	3,086
3	36	.8	399	8.7	435	9.4	4,606
4	24	1.0	180	7.7	204	8.7	2,346
5	2	0.0	339	5.4	341	5.4	6,297
6	107	2.4	494	10.9	601	13.3	4,526
7	59	1.5	302	7.8	361	9.3	3,871
8	331	13.4	664	26.9	995	40.3	2,471
9	454	20.8	621	28.4	1,075	49.2	2,185
10	145	6.5	376	16.9	521	23.4	2,227
11	199	5.5	693	19.3	892	24.8	3,593
12	142	5.5	765	29.8	907	35.3	2,569
13	301	8.9	605	18.0	906	26.9	3,370
14	342	6.7	1,429	28.0	1,771	34.8	5,096
15	71	2.3	597	19.0	668	21.2	3,144
16	46	.9	331	6.2	377	7.0	5,374
17	124	2.4	662	13.0	786	15.4	5,099
18	402	2.9	822	6.0	1,224	8.9	13,753
19	68	1.3	297	5.5	366	6.8	5,372
20	315	2.4	588	4.5	903	6.9	13,031
21	13	.4	181	6.1	194	6.6	2,961
22	21	.4	165	3.0	186	3.4	5,480
Total	3,284	3.1%	11,222	10.5%	14,506	13.5%	107,070

Sources: Management Reports of the Collector-Treasurer's Office, May 1983.
Total Parcel Counts from Assessor's Office, as of June 1982.

For ward names, see map on following page.

PARCELS IN EACH WARD
IN TAX TITLE STATUS OR
OWNED BY THE CITY THROUGH FORECLOSURE



WARD NUMBER

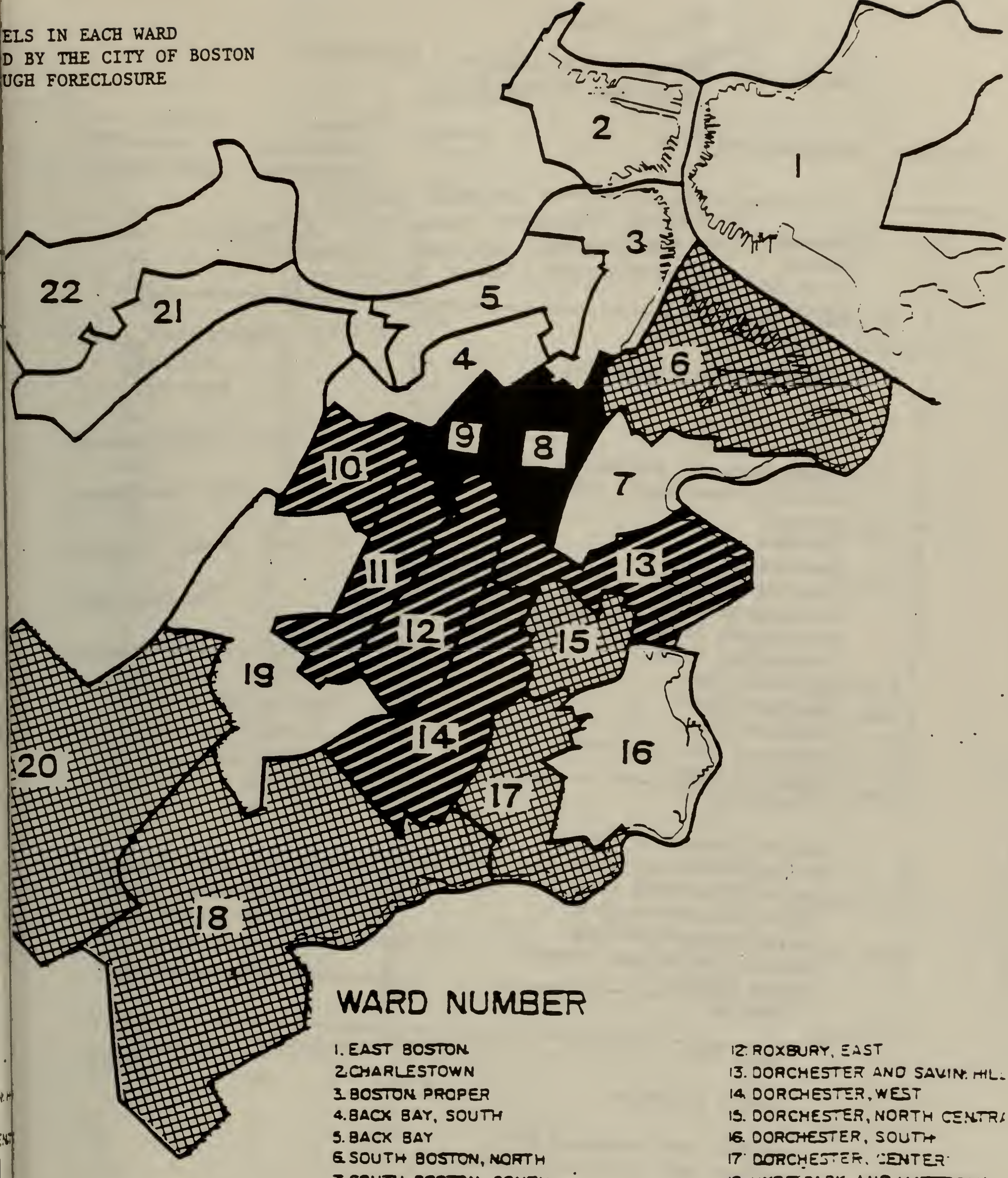
1. EAST BOSTON
2. CHARLESTOWN
3. BOSTON PROPER
4. BACK BAY, SOUTH
5. BACK BAY
6. SOUTH BOSTON, NORTH
7. SOUTH BOSTON, SOUTH
8. ROXBURY, EAST AND SOUTH
9. ROXBURY, CENTRAL
10. ROXBURY, WEST
11. ROXBURY, SOUTH, EGLESTON SQUARE AND FOREST HILLS
12. ROXBURY, EAST
13. DORCHESTER AND SAVIN H
14. DORCHESTER, WEST
15. DORCHESTER, NORTH CEN
16. DORCHESTER, SOUTH
17. DORCHESTER, CENTER
18. HYDE PARK AND MATTAPAN
19. JAMAICA PLAIN AND ROSLI
20. WEST ROXBURY, ROSLINDA
21. BRIGHTON, SOUTH
22. BRIGHTON, NORTH

☐	less than 10%
▩	10 to 15%
▨	15.1 to 25%
■	more than 25.1%

WARDS, CITY OF BOSTON

Source: Collector-Treasurer's Office, May 1983

ELS IN EACH WARD
D BY THE CITY OF BOSTON
UGH FORECLOSURE



☐	less than 2%
▩	2 to 4%
▨	4.1 to 10%
■	more than 10.1%

WARDS, CITY OF BOSTON
Source: Collector-Treasurer's Office, May 1983

Table 4

VACANT LOTS AND VACANT AND ABANDONED BUILDINGS IN ELECTORAL DISTRICT 7

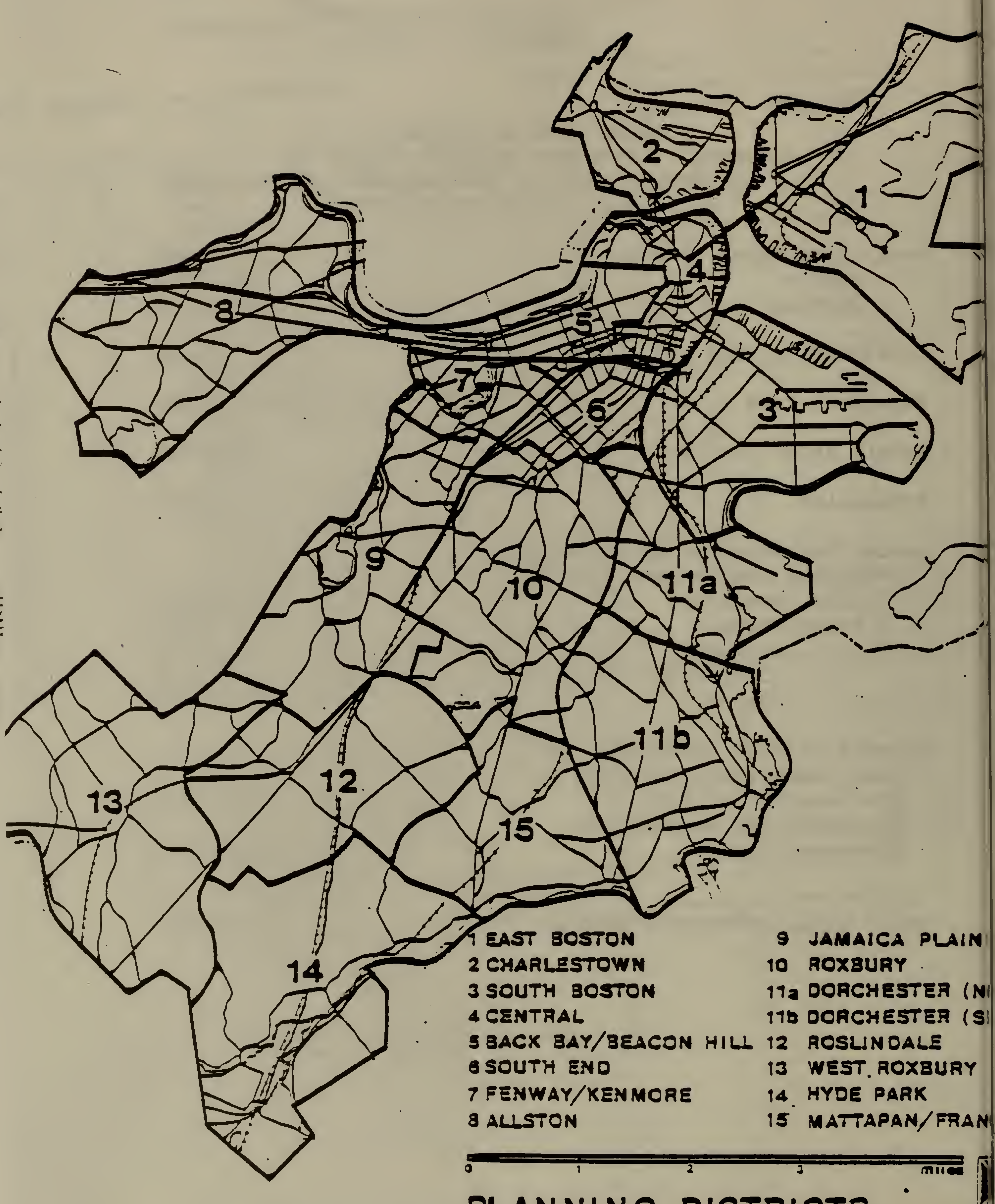
Ward	Precinct	Neighborhood Area	Vacant Lots	Vacant & Abandoned Buildings	Vacant Lots & Abandoned Buildings
4	8	Fenway	NA	NA	NA
4	9	Fenway	NA	NA	NA
9	3	South End	5	15	20
9	4	South End	5	13	18
		Subtotal	10+	28+	38+
8	3	Lower Roxbury, South End	82	6	88
8	4	Lower Roxbury	131	19	150
8	7	Lower Roxbury	155	33	188
9	5	Lower Roxbury	118	31	149
12	1	Lower Roxbury, Sav-Mor	32	21	53
12	2	Sav-Mor, Washington Park	89	17	106
12	4	Sav-Mor	72	14	86
12	6	Sav-Mor	66	24	90
12	3	Washington Park	7	10	17
12	5	Washington Park	10	7	17
12	7	Washington Park	3	2	5
12	8	Washington Park	65	8	73
12	9	Washington Park	15	2	17
11	1	Highland Park	70	20	90
11	2	Highland Park	116	17	133
11	3	Highland Park	33	2	35
11	4	Highland Park, Egleston	100	12	112
11	5	Highland Park	16	10	26
		Subtotal	1,180	255	1,435
8	5	Dudley/Brunswick King	185	4	189
8	6	Dudley/Brunswick King	76	0	76
13	1	Dudley/Brunswick King	250	11	261
13	2	Dudley/Brunswick King	91	5	96
13	4	Dudley/Brunswick King	44	3	47
13	5	Dudley/King/Uphams Corner	26	4	30
7	10	Uphams Corner	28	7	35
		Subtotal	700	34	734
		Total ED7	1,890	317	2,107
		Totals citywide	5,172	893	6,065
		Average per precinct ED7	65	11	73
		Average per precinct citywide	28	5	33
DUDLEY		TOT	[illegible]	[illegible]	[illegible]
		AVERAGE	93.7	[illegible]	[illegible]
KING		TOT	517	120	637
		AV	[illegible]	[illegible]	72.0
D + K		TOT	[illegible]	191	[illegible]
		AV	72.6	7.4	[illegible]

TO BE UPDATED!

Table I

SUMMARY ASPECTS OF THE POTENTIAL SOCIAL AND ECONOMIC IMPACT OF SOUTHWEST CORRIDOR, ~~DEVELOPMENT~~ CROSSTOWN PARK AND DUDLEY SQUARE DEVELOPMENTS

Total Investment (000's)	$775,791
Public	$616,916
Private	$158,875
Construction Jobs	23,340
Permanent Jobs	10,020-12,521
Retail Sales (000's)	$129,700
Population	2,211
Annual Tax Revenues Generated by Permanent Development (000's)	
City (Property)	$14,854
State (Total)	$15,680
(Income)	$ 7,179
(Corporate)	$ 2,016
(Sales)	$ 6,485
Related Planned Investment in:	
Area Immediately adjacent to the Corridor (000's)	$140,190
Neighborhoods surrounding Corridor (000's)	$1,020,585
GRAND TOTAL INVESTMENT (000's)	$1,936,566



PLANNING DISTRICTS

DEVELOPMENT SUMMARY FOR BOSTON DISTRICTS
1975-1988

COST (1983 CONSTANT $1,000)

	OFFICE	RETAIL	MEDICAL	EDUCATIONAL	RECREATION & CULTURAL	PARKING & TRANSPORT.	INDUSTRIAL	HOTEL	EXHIBITION	RESIDENTIAL	TOTAL
EAST BOSTON	$28,000	$717	$3,585			$103,500	$71,039	$23,142		$81,928	$311,911
CHARLESTOWN	$40,332	$12,484	$150	$8,601	$13,719	$10,310	$18,557			$64,449	$168,603
SOUTH BOSTON	$6,600	$472			$9,308	$500	$89,702		$125,000	$38,385	$269,968
CENTRAL	$1,838,596	$210,394	$167,838	$4,643	$42,327	$176,769	$32,031	$212,473		$214,093	$2,899,164
BACK BAY-BEACON HI	$621,827	$92,803		$9,867	$2,018	$30,040	$553	$392,781	$102,500	$85,145	$1,337,532
SOUTH END	$50,000		$75,500		$600	$34,000	$45,304			$69,536	$274,940
FENWAY-KENMORE	$5,490	$15,269	$722,847	$14,536	$49,091	$12,648	$2,753			$117,717	$940,351
ALLSTON-BRIGHTON	$5,300	$4,655	$32,000	$162,144		$3,000	$4,643	$20,000		$66,107	$297,849
JAMAICA PLAIN	$590		$101,692		$1,870		$3,363			$139,221	$246,736
ROXBURY	$3,463	$3,404		$24,295	$22,576	$1,750	$9,328			$70,510	$135,325
N. DORCHESTER	$31,100	$2,493		$15,833	$19,810				$14,200	$21,531	$104,967
S. DORCHESTER	$2,200	$593				$2,329	$6,287			$64,925	$76,334
MATTAPAN		$205		$2,000			$475			$17,561	$20,241
ROSLINDALE		$342	$400							$12,476	$13,218
WEST ROXBURY	$800									$19,248	$20,048
HYDE PARK		$4,286					$3,041			$16,506	$23,832
TOTALS	$2,634,298	$348,116	$1,104,010	$241,918	$161,319	$374,847	$287,076	$648,396	$241,700	$1,099,340	$7,141,020

DEVELOPMENT SUMMARY FOR BOSTON DISTRICTS

COST (1983 CONSTANT $1,000S)

YEAR	EAST BOSTON	CHARLESTOWN	SOUTH BOSTON	CENTRAL	BACK BAY-BEACON HI	SOUTH END	FENWAY-KENMORE	ALLSTON-BRIGHTON
1975	$54,340	$1,646		$379,842	$271,873	$17,120		
1976	$29,777	$2,998	$3,194	$241,488			$33,402	
1977			$4,188	$126,714				$106,483
1978	$5,880	$15,052	$6,286	$95,573	$2,801	$7,239	$82,786	
1979			$12,303	$34,436	$24,607		$13,986	$2,903
1980		$1,384	$894	$29,658	$15,167		$93,912	$12,641
1981	$9,614	$33,592	$21,524	$220,372	$32,708	$13,978	$442,604	$10,056
1982		$1,876	$19,874	$217,336	$42,994	$5,243	$72,315	$16,394
1983	$45,600	$4,095	$30,704	$142,369	$133,250	$39,900	$88,996	$30,472
1984	$31,400	$29,860	$131,200	$592,175	$501,682	$8,910	$14,650	$41,000
1985	$65,300	$46,180	$38,300	$218,155	$1,450	$43,550	$22,200	$29,500
1986	$70,000	$31,920	$1,500	$304,520	$30,000		$6,000	$48,400
1987				$296,525		$139,000	$69,500	
1988					$281,000			
TOTALS	$311,911	$168,603	$269,968	$2,899,164	$1,337,532	$274,940	$940,351	$297,849

YEAR	JAMAICA PLAIN	ROXBURY	N. DORCHESTER	S. DORCHESTER	MATTAPAN	ROSLINDALE	WEST ROXBURY	HYDE PARK
1975							$9,805	$4,286
1976	$83,880	$326		$1,629			$6,778	
1977	$68,386	$23,095				$7,329		
1978	$14,622		$19,639					
1979	$3,826	$7,956	$20,095	$13,511		$693		$739
1980	$2,659	$12,332			$6,164			$11,638
1981	$8,840	$6,273	$8,149	$16,037	$475			$4,420
1982	$5,837	$8,677	$621	$469	$5,316	$240		$849
1983	$18,162	$22,927	$15,943	$7,808	$5,115	$502		$900
1984	$31,155	$28,939	$1,720	$2,225	$3,172		$3,465	
1985	$9,370	$16,640	$38,800	$8,155				$1,000
1986		$8,160		$26,500		$4,455		
1987								
1988								
TOTALS	$246,736	$135,325	$104,967	$76,334	$20,241	$13,218	$20,048	$23,832

TOTALS

1975	$738,912
1976	$403,471
1977	$336,195
1978	$249,878
1979	$135,064
1980	$186,449
1981	$828,642
1982	$398,042
1983	$586,743
1984	$1,421,563
1985	$538,600
1986	$531,455
1987	$505,025
1988	$281,000

DEVELOPMENT SUMMARY FOR BOSTON DISTRICTS
1975-1983

COST (1983 CONSTANT $1,000)

	OFFICE	RETAIL	MEDICAL	EDUCATIONAL	RECREATION & CULTURAL	PARKING & TRANSPORT.	INDUSTRIAL	HOTEL	EXHIBITION	RESIDENTIAL	TOTAL
AST BOSTON		$717	$3,585			$43,500	$11,039	$23,142		$63,228	$145,211
HARLESTOWN		$6,451	$150	$8,601	$7,019	$3,315	$4,857			$30,249	$60,643
OUTH BOSTON	$4,600	$472			$8,708	$500	$67,202			$17,485	$98,968
ENTRAL	$957,546	$119,749	$122,363	$3,543	$15,102	$10,169	$4,031	$86,473		$168,813	$1,487,789
ACK BAY-BEACON HI	$243,777	$9,353		$9,393	$2,018		$553	$217,213		$41,095	$523,400
OUTH END			$6,000				$39,304			$38,176	$83,480
ENWAY-KENMORE	$4,390	$13,729	$647,187	$8,536	$39,441	$7,648	$2,753			$104,317	$828,001
LLSTON-BRIGHTON	$400	$2,655	$4,000	$133,644			$4,643			$33,607	$178,949
JAMAICA PLAIN	$590		$71,692				$3,363			$130,566	$206,211
OXBURY	$3,463	$704		$23,095	$1,076		$9,328			$43,921	$81,586
N. DORCHESTER	$100	$2,093		$15,833	$19,810				$14,200	$12,411	$64,447
S. DORCHESTER		$393				$1,629	$6,287			$31,145	$39,454
MATTAPAN		$115					$475			$16,479	$17,069
ROSLINDALE		$342	$400							$8,021	$8,763
EST ROXBURY										$16,583	$16,583
HYDE PARK		$4,286					$3,041			$15,506	$22,832
TOTALS	$1,214,866	$161,058	$855,375	$202,644	$93,174	$66,762	$156,876	$326,828	$14,200	$771,604	$3,863,387

DEVELOPMENT SUMMARY FOR BOSTON DISTRICTS
1975-1988

NEW,REHAB, AND CONVERSION

DEVELOPMENT MAGNITUDES

	OFFICE (S.F.)	RETAIL (S.F.)	MEDICAL (S.F.)	EDUCATIONAL (S.F.)	RECREATION & CULTURAL (S.F.)	PARKING & TRANSPORT. (CARS)	INDUSTRIAL (S.F.)	HOTEL (ROOMS)	EXHIBITION (S.F.)	RESIDENTIAL (D.U.)
EAST BOSTON	240,000	10,000	30,000			470	1,534,915	270		1,309
CHARLESTOWN	954,451	201,252	17,000	127,000		1,696	818,500			961
SOUTH BOSTON	170,000	49,300				200	3,377,725		1,100,000	632
CENTRAL	19,749,750	1,844,500	1,278,244	69,000	46,500	8,937	1,178,000	3,941		3,645
BACK BAY-BEACON HI	5,429,860	740,900		129,000		2,325	10,522	4,446	751,500	1,033
SOUTH END	500,000		99,000			3,400	521,800			1,366
FENWAY-KENMORE	96,300	162,275	2,279,090	87,500	385,000	1,268	185,000			1,857
ALLSTON-BRIGHTON	64,119	104,400	150,000	1,859,000		300	228,375	300		1,275
JAMAICA PLAIN	13,200		573,030				145,000			1,918
ROXBURY	52,200	49,400		373,592		125	286,000			1,333
N. DORCHESTER	255,000	47,800							205,000	371
S. DORCHESTER	25,000	3,000				550	251,000			1,048
MATTAPAN		37,000		48,470			32,000			343
ROSLINDALE		28,100	7,000							133
WEST ROXBURY	15,800									311
HYDE PARK		50,000					200,900			380
TOTALS	27,565,680	3,327,927	4,433,364	2,693,562	431,500	19,271	8,769,737	8,957	2,056,500	17,915

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9.10.84 DRAFT DEVELOPMENT LIST FOR ROXBURY     ---B.R.A. RESEARCH


1976     CULTURAL & RECREATIONAL
_____________________________
   REHAB MUSEUM OF AFRO-AMERICAN HISTORY/DUDLEY                                  / ROXBURY
                          $200,000   EXMPT    WARD  9  PRECINCT  5                          43


1977     EDUCATIONAL
_____________________________
         BOSTON STATE COLLEGE BUILDING                                           / ROXBURY
           350,000 SF     $15,000,000   EXMPT    WARD  4  PRECINCT 10                       68


1979     RESIDENTIAL
_____________________________
         MADISON PARK III                 CAMPUS HIGH PROJECT                    / ROXBURY
               120 DU     $6,030,000   121A     WARD  9  PRECINCT  5                       144
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1980     INDUSTRIAL
_________________________
         DIGITAL EQUIPMENT PLANT/PHASE 1(EDIC)     CROSSTOWN INDUSTRIAL PARK                 / ROXBURY
            62,000 SF      $4,020,000   PILOT    WARD  8  PRECINCT  3                                                  167


1980     RESIDENTIAL
_________________________
   REHAB MARCUS GARVEY APARTMENTS                   ELIOT SQUARE/HIGHLAND                    / ROXBURY
               161 DU      $6,184,000   121A     WARD  9  PRECINCT  5                                                  174


1981     INDUSTRIAL
_________________________
   REHAB STEVE CONNOLLY SEAFOOD (EDIC)               10 NEWMARKET SQUARE                     / ROXBURY
            12,000 SF        $807,000   TAX      WARD  8  PRECINCT  6                                                  243

   REHAB MIDDLESEX TRUCK & COACH (EDIC)              65 GERARD STREET                        / ROXBURY
            22,000 SF        $500,000   TAX      WARD  8  PRECINCT  3                                                  248


1981     RESIDENTIAL
_________________________
         FORT AVENUE TOWNHOUSES                                                              / ROXBURY
                14 DU      $1,100,000   TAX      WARD 11  PRECINCT  1                                                  264

         TAURUS AT FOUNTAIN HILL                    ST. JAMES, AKRON STREET                  / ROXBURY
                73 DU      $3,270,000   121A     WARD 12  PRECINCT  1                                                  266


1982     INDUSTRIAL
_________________________
   REHAB ATLANTIC COLD STORAGE (EDIC)                986 MASSACHUSETTS AVENUE                / ROXBURY
            55,000 SF      $1,150,000   TAX      WARD  8  PRECINCT  6                                                  320

   REHAB COLONIAL PROVISIONS CO. (EDIC)              301 SOUTHAMPTON STREET                  / ROXBURY
            70,000 SF      $1,215,000   TAX      WARD  7  PRECINCT  8                                                  329


1982     RESIDENTIAL
_________________________
   REHAB RHC & ASSOCIATES                           ST. ALBANS,FRANCIS STREETS/MISSION HILL  / ROXBURY
                81 DU      $4,000,000   121A     WARD 10  PRECINCT  4                                                  339

   REHAB BAKER MANOR                                PERRIN STREET/LANGFORD PARK              / ROXBURY
                41 DU      $1,600,000   121A     WARD 12  PRECINCT  4                                                  340

   REHAB 99-101-103-105 CEDAR STREET                                                         / ROXBURY
                12 DU        $360,000   TAX      WARD 11  PRECINCT  1                                                  345


1983     OFFICE
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   REHAB MARCUS GARVEY HOUSE                         JOHN ELIOT SQUARE                     / ROXBURY
          25,000 SF      $2,250,000    TAX       WARD  9  PRECINCT  5                                             357

   REHAB ROBINSON ORAL SURGERY                       WASHINGTON STREET                     / ROXBURY
          16,000 SF      $1,000,000    TAX       WARD 12  PRECINCT  1                                             360

M2 CONV. KENNETH GUSCOTT (EDISON BUILDING)           DUDLY STATION                         / ROXBURY
           9,200 SF        $213,000    TAX       WARD 12  PRECINCT  1                                             372


1983     RETAIL
_______________________
   REHAB HARRISON SUPPLY                             HARRISON AVENUE/DUDLY STATION         / ROXBURY
                           $201,000    TAX       WARD  8  PRECINCT  4                                             390

   REHAB SIMON FISH                                  DUDLEY STATION                        / ROXBURY
                           $170,000    TAX       WARD  9  PRECINCT  4                                             391

   REHAB ANJOPI CORP. (GRAY BUILDING)                DUDLEY STATION                        / ROXBURY
                            $43,000    TAX       WARD  9  PRECINCT  5                                             392

M2 CONV. KENNETH GUSCOTT (EDISON BLDG.)              DUDLEY STATION                        / ROXBURY
           4,400 SF        $110,000    TAX       WARD 12  PRECINCT  1                                             393

   REHAB BASS OF BOSTON RESTAURANT                   DUDLEY STATION                        / ROXBURY
                           $180,000    TAX       WARD  9  PRECINCT  5                                             394


1983     CULTURAL & RECREATIONAL
_______________________
         COMMUNITY RESOURCE CENTER                   FRANKLIN PARK ZOO                     / ROXBURY
                           $750,000    EXMPT     WARD 12  PRECINCT  7                                             410


1983     INDUSTRIAL
_______________________
M2       BOSTON DESIGN CORP. (EDIC)                  137 MAGAZINE STREET                   / ROXBURY
            10,000 SF      $560,000    TAX       WARD  8  PRECINCT  6                                             435

M2 REHAB BOSTON DESIGN CORP. (EDIC)                  137 MAGAZINE STREET                   / ROXBURY
            55,000 SF                  TAX       WARD  8  PRECINCT  6                                             436


1983     RESIDENTIAL
_______________________
         MADISON PARK IV                             MELNEA CASS BLVD., DEWITT DRIVE       / ROXBURY
               143 DU   $10,600,000    121A      WARD  9  PRECINCT  4                                             443

   REHAB MT. PLEASANT APARTMENTS                     INTERVALE,COPELAND,BRUNSWICK,WAVERLY STS./ ROXBURY
                98 DU    $5,100,000    121A      WARD 12  PRECINCT  1                                             444

   REHAB HIGHLAND PARK (BHA)                                                               / ROXBURY
                25 DU    $1,750,000    EXMPT     WARD 11  PRECINCT  1                                             449
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1984     RETAIL
___________________
         PARCEL 10 SUPERMARKET/DISCOUNT DRUG      CROSSTOWN STREET                          / ROXBURY
            45,000 SF       $2,700,000   TAX     WARD  9  PRECINCT  4                                          494


1984     EDUCATIONAL
___________________
   CONV. AMER.MUSLIM DAY CARE(OLD FENWICK SCHOOL)   150 MAGNOLIA STREET                     / ROXBURY
            23,592 SF       $1,200,000   EXMPT   WARD 13  PRECINCT  4                                          518


1984     CULTURAL & RECREATIONAL
___________________
   REHAB CHILDREN'S ZOO                           FRANKLIN PARK ZOO                         / ROXBURY
                   3 ACRES  $1,500,000   EXMPT   WARD 12  PRECINCT  7                                          523

         TROPICAL FOREST PAVILION                 FRANKLIN PARK ZOO                         / ROXBURY
                           $20,000,000   EXMPT   WARD 12  PRECINCT  7                                          524


1984     RESIDENTIAL
___________________
         MELNEA CASS APARTMENTS                                                             / ROXBURY
                39 DU       $2,400,000   TAX     WARD     PRECINCT                                             551

   REHAB MARBLE FRONT RECLAIMATION (NDEA)           28-40 CEDAR STREET/HIGHLAND PARK        / ROXBURY
                18 DU         $500,000   TAX     WARD 11  PRECINCT  2                                          571

   REHAB HOMESTEAD STREET (NDEA)                    29-31 HOMESTEAD STREET                  / ROXBURY
                 6 DU         $250,000   TAX     WARD 12  PRECINCT  8                                          572

   REHAB KITTREDGE PARK                             14-20 LINWOOD ST.,8 ALVAH KITTREDGE PARK / ROXBURY
                15 DU                    TAX     WARD  9  PRECINCT  5                                          575

   REHAB EDWARD EVERETT HALE HOUSE LANDMARK       KITTREDGE SQUARE                          / ROXBURY
                                                 WARD  9  PRECINCT  5                                          576


1985     OFFICE
___________________
M2 REHAB COX BUILDING                             CAMPUS HIGH                               / ROXBURY
             2,000 SF                    TAX     WARD  9  PRECINCT  5                                          585


1985     TRANSPORTATION & PARKING
___________________
M2       CONKLIN DEVELOPMENT CORP.                WASHINGTON PARK                           * ROXBURY
               125 CARS     $1,750,000           WARD 12  PRECINCT  3                                          606


1985     RESIDENTIAL
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           145 DU      $9,100,000          WARD 12  PRECINCT

   REHAB GROVE HALL                                                        / ROXBURY
            12 DU                          WARD     PRECINCT                                    620

M2      CONKLIN DEV.CORP. PHASE 1(PARCELS A2,A3,J  WASHINGTON PARK         / ROXBURY
            72 DU      $4,000,000          WARD 12  PRECINCT  3                                 623

   REHAB OPEN DOOR HOUSING,INC.              14 CUNARD STREET              / ROXBURY
             3 DU        $170,000          WARD  9  PRECINCT  4                                 624

M2 REHAB COX BUILDING (MHFA SECTION 8)       CAMPUS HIGH AREA              / ROXBURY
            31 DU      $1,400,000   TAX    WARD  9  PRECINCT  5                                 645

   CONV. CHRISTIANS FOR URBAN JUSTICE        5 BURTON AVENUE               / ROXBURY
             7 DU        $220,000   TAX    WARD 12  PRECINCT  4                                 646


1986    RESIDENTIAL
_________________________
        RAP III                                                            / ROXBURY
           115 DU      $6,300,000          WARD     PRECINCT                                    695

        PASADENA CONSTRUCTION (PARCEL A-5)   WASHINGTON PARK               / ROXBURY
            22 DU      $1,200,000          WARD     PRECINCT                                    696

        FORT AVENUE TOWNHOUSES PHASE II                                    / ROXBURY
            12 DU        $660,000          WARD 11  PRECINCT  1                                 697

        CRUZ CONST. SECTION 8 ELDERLY        PARCEL H9B/WASHINGTON PARK    / ROXBURY
            56 DU                          WARD 12  PRECINCT  3                                 705


1987    RETAIL
_________________________
   REHAB PRINCE HALL DEVELOPMENT CORP.       3-11 WASHINGTON ST./WASHINGTON PARK      / ROXBURY
                                    TAX    WARD 14  PRECINCT  3                                 722

        NEIGHBORHOOD ECONOMIC DEV. COUNCIL   483-485,470-476 BLUE HILL AVE,GENEVA,WARR/ ROXBURY
                                           WARD 14  PRECINCT  1                                 723


COMPILED BY B.R.A. RESEARCH


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9.10.84 DRAFT DEVELOPMENT LIST FOR DUDLEY SQUARE(8,4; 9,5; 12,1)     ---B.R.A. RESEARCH



1976     CULTURAL & RECREATIONAL
________________________________
   REHAB MUSEUM OF AFRO-AMERICAN HISTORY/DUDLEY                                / ROXBURY
                         $200,000   EXMPT    WARD  9  PRECINCT  5                         43


1979     RESIDENTIAL
________________________________
         MADISON PARK III                       CAMPUS HIGH PROJECT            / ROXBURY
              120 DU       $6,030,000   121A    WARD  9  PRECINCT  5                      144


1980     RESIDENTIAL
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1981     RESIDENTIAL
________________________
        TAURUS AT FOUNTAIN HILL                       ST. JAMES, AKRON STREET                 / ROXBURY
               73 DU      $3,270,000   121A      WARD 12  PRECINCT  1                                              266


1983     OFFICE
________________________
   REHAB MARCUS GARVEY HOUSE                          JOHN ELIOT SQUARE                       / ROXBURY
            25,000 SF       $2,250,000   TAX      WARD  9  PRECINCT  5                                              357

   REHAB ROBINSON ORAL SURGERY                        WASHINGTON STREET                       / ROXBURY
            16,000 SF       $1,000,000   TAX      WARD 12  PRECINCT  1                                              360

M2 CONV. KENNETH GUSCOTT (EDISON BUILDING)            DUDLY STATION                           / ROXBURY
            9,200 SF          $213,000   TAX      WARD 12  PRECINCT  1                                              372


1983     RETAIL
________________________
   REHAB HARRISON SUPPLY                              HARRISON AVENUE/DUDLY STATION           / ROXBURY
                              $201,000   TAX      WARD  8  PRECINCT  4                                              390

   REHAB ANJOPI CORP. (GRAY BUILDING)                 DUDLEY STATION                          / ROXBURY
                               $43,000   TAX      WARD  9  PRECINCT  5                                              392

M2 CONV. KENNETH GUSCOTT (EDISON BLDG.)               DUDLEY STATION                          / ROXBURY
            4,400 SF          $110,000   TAX      WARD 12  PRECINCT  1                                              393

   REHAB BASS OF BOSTON RESTAURANT                    DUDLEY STATION                          / ROXBURY
                              $180,000   TAX      WARD  9  PRECINCT  5                                              394


1983     RESIDENTIAL
________________________
   REHAB MT. PLEASANT APARTMENTS                      INTERVALE,COPELAND,BRUNSWICK,WAVERLY STS./ ROXBURY
               98 DU      $5,100,000   121A      WARD 12  PRECINCT  1                                              444


1984     RESIDENTIAL
________________________
   REHAB KITTREDGE PARK                               14-20 LINWOOD ST.,8 ALVAH KITTREDGE PARK / ROXBURY
               15 DU                     TAX      WARD  9  PRECINCT  5                                              575

   REHAB EDWARD EVERETT HALE HOUSE LANDMARK           KITTREDGE SQUARE                        / ROXBURY
                                                  WARD  9  PRECINCT  5                                              576


1985     OFFICE
________________________
M2 REHAB COX BUILDING                                 CAMPUS HIGH                             / ROXBURY
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              2,000 SF                  TAX      WARD  9  PRECINCT  5                                    585


1985     RESIDENTIAL
________________________
M2 REHAB COX BUILDING (MHFA SECTION 8)           CAMPUS HIGH AREA                     / ROXBURY
                 31 DU      $1,400,000  TAX      WARD  9  PRECINCT  5                                    645



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9.10.84 DRAFT DEVELOPMENT LIST FOR DUDLEY SQUARE SURROUNDING RING(8,3&7; 9,4; 11,1&2; 12,3&4&5).     ---B.R.A. RESEARCH


1980     INDUSTRIAL
__________________________
         DIGITAL EQUIPMENT PLANT/PHASE 1(EDIC)      CROSSTOWN INDUSTRIAL PARK                  / ROXBURY
            62,000 SF      $4,020,000   PILOT    WARD  8  PRECINCT  3                                          167


1981     INDUSTRIAL
__________________________
    REHAB MIDDLESEX TRUCK & COACH (EDIC)            65 GERARD STREET                           / ROXBURY
            22,000 SF         $500,000   TAX     WARD  8  PRECINCT  3                                          248
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1981     RESIDENTIAL
_________________________
         FORT AVENUE TOWNHOUSES                                                              / ROXBURY
                14 DU      $1,100,000   TAX      WARD 11  PRECINCT  1                                             264


1982     RESIDENTIAL
_________________________
   REHAB BAKER MANOR                             PERRIN STREET/LANGFORD PARK                 / ROXBURY
                41 DU      $1,600,000   121A     WARD 12  PRECINCT  4                                             340

   REHAB 99-101-103-105 CEDAR STREET                                                         / ROXBURY
                12 DU        $360,000   TAX      WARD 11  PRECINCT  1                                             345


1983     RETAIL
_________________________
   REHAB SIMON FISH                              DUDLEY STATION                              / ROXBURY
                             $170,000   TAX      WARD  9  PRECINCT ·4                                             391


1983     RESIDENTIAL
_________________________
         MADISON PARK IV                         MELNEA CASS BLVD., DEWITT DRIVE             / ROXBURY
               143 DU     $10,600,000   121A     WARD  9  PRECINCT  4                                             443

   REHAB HIGHLAND PARK (BHA)                                                                 / ROXBURY
                25 DU      $1,750,000   EXMPT    WARD 11  PRECINCT  1                                            ·449


1984     RETAIL
_________________________
         PARCEL 10 SUPERMARKET/DISCOUNT DRUG     CROSSTOWN STREET                            / ROXBURY
            45,000 SF      $2,700,000   TAX      WARD  9  PRECINCT  4                                             494


1984     RESIDENTIAL
_________________________
   REHAB MARBLE FRONT RECLAIMATION (NDEA)        28-40 CEDAR STREET/HIGHLAND PARK            / ROXBURY
                18 DU        $500,000   TAX      WARD 11  PRECINCT  2                                             571


1985     TRANSPORTATION & PARKING
_________________________
M2       CONKLIN DEVELOPMENT CORP.               WASHINGTON PARK                             * ROXBURY
               125 CARS    $1,750,000            WARD 12  PRECINCT  3                                             606


1985     RESIDENTIAL
_________________________
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M2      CONKLIN DEV.CORP. PHASE 1(PARCELS A2,A3,J  WASHINGTON PARK                   / ROXBURY
                72 DU      $4,000,000          WARD 12  PRECINCT  3                                    623

   REHAB OPEN DOOR HOUSING,INC.                    14 CUNARD STREET                  / ROXBURY
                 3 DU         $170,000         WARD  9  PRECINCT  4                                    624

   CONV. CHRISTIANS FOR URBAN JUSTICE               5 BURTON AVENUE                  / ROXBURY
                 7 DU         $220,000   TAX   WARD 12  PRECINCT  4                                    646


1986    RESIDENTIAL
_________________________
        FORT AVENUE TOWNHOUSES PHASE II                                              / ROXBURY
                12 DU         $660,000         WARD 11  PRECINCT  1                                    697

        CRUZ CONST. SECTION 8 ELDERLY                 PARCEL H9B/WASHINGTON PARK     / ROXBURY
                56 DU                          WARD 12  PRECINCT  3                                    705


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9.10.84 DRAFT DEVELOPMENT LIST FOR ROXBURY OUTSIDE OF DUDLEY SQUARE AND SURROUNDING RING --B.R.A. RESEARCH

1977 EDUCATIONAL

BOSTON STATE COLLEGE BUILDING / ROXBURY 68
350,000 SF $15,000,000 EXMPT WARD 4 PRECINCT 10

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          12,000 SF       $807,000   TAX      WARD  8  PRECINCT  6


1982     INDUSTRIAL
_________________________
   REHAB ATLANTIC COLD STORAGE (EDIC)              986 MASSACHUSETTS AVENUE                / ROXBURY
          55,000 SF     $1,150,000   TAX      WARD  8  PRECINCT  6                                          320

   REHAB COLONIAL PROVISIONS CO. (EDIC)            301 SOUTHAMPTON STREET                  / ROXBURY
          70,000 SF     $1,215,000   TAX      WARD  7  PRECINCT  8                                          329


1982     RESIDENTIAL
_________________________
   REHAB RHC & ASSOCIATES                          ST. ALBANS,FRANCIS STREETS/MISSION HILL  / ROXBURY
              81 DU     $4,000,000   121A     WARD 10  PRECINCT  4                                          339


1983     CULTURAL & RECREATIONAL
_________________________
         COMMUNITY RESOURCE CENTER                 FRANKLIN PARK ZOO                       / ROXBURY
                          $750,000   EXMPT    WARD 12  PRECINCT  7                                          410


1983     INDUSTRIAL
_________________________
M2       BOSTON DESIGN CORP. (EDIC)                137 MAGAZINE STREET                     / ROXBURY
          10,000 SF       $560,000   TAX      WARD  8  PRECINCT  6                                          435

M2 REHAB BOSTON DESIGN CORP. (EDIC)                137 MAGAZINE STREET                     / ROXBURY
          55,000 SF                  TAX      WARD  8  PRECINCT  6                                          436


1984     EDUCATIONAL
_________________________
   CONV. AMER.MUSLIM DAY CARE(OLD FENWICK SCHOOL)  150 MAGNOLIA STREET                     / ROXBURY
          23,592 SF     $1,200,000   EXMPT    WARD 13  PRECINCT  4                                          518


1984     CULTURAL & RECREATIONAL
_________________________
   REHAB CHILDREN'S ZOO                            FRANKLIN PARK ZOO                       / ROXBURY
              3 ACRES   $1,500,000   EXMPT    WARD 12  PRECINCT  7                                          523

         TROPICAL FOREST PAVILION                  FRANKLIN PARK ZOO                       / ROXBURY
                       $20,000,000   EXMPT    WARD 12  PRECINCT  7                                          524


1984     RESIDENTIAL
_________________________
         MELNEA CASS APARTMENTS                                                            / ROXBURY
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            39 DU      $2,400,000   TAX      WARD     PRECINCT                                          551

   REHAB HOMESTEAD STREET (NDEA)                   29-31 HOMESTEAD STREET              / ROXBURY
             6 DU        $250,000   TAX      WARD 12  PRECINCT  8                                       572


1985     RESIDENTIAL

   REHAB GROVE HALL                                                                    / ROXBURY
            12 DU                            WARD     PRECINCT                                          620


1986     RESIDENTIAL

         RAP III                                                                       / ROXBURY
           115 DU      $6,300,000            WARD     PRECINCT                                          695

         PASADENA CONSTRUCTION (PARCEL A-5)           WASHINGTON PARK                  / ROXBURY
            22 DU      $1,200,000            WARD     PRECINCT                                          696


1987     RETAIL

   REHAB PRINCE HALL DEVELOPMENT CORP.            3-11 WASHINGTON ST./WASHINGTON PARK      / ROXBURY
                                    TAX      WARD 14  PRECINCT  3                                       722

         NEIGHBORHOOD ECONOMIC DEV. COUNCIL        483-485,470-476 BLUE HILL AVE,GENEVA,WARR/ ROXBURY
                                             WARD 14  PRECINCT  1                                       723


COMPILED BY B.R.A. RESEARCH


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Table 1

INFRASTRUCTURE INVESTMENTS BY TYPE IN ELECTORAL DISTRICT 7
PAST (1968-83), ONGOING AND PROSPECTIVE (1985-89)
($000s)

	1968-73	1974-78	1979-83	1984	1985-89	
BRA Urban Renewal						
South End & Fenway (within ED7)	0	350	1,040	0	NA	
Kittredge Square	0	590	490	110	NA	Investment levels do not include urban renewal work on major parks and public facilities shown below
Campus High	0	2,690	420	0	NA	
Washington Park	7,450	660	920	0	NA	
Subtotal Urban Renewal	7,450	4,290	2,870	110	NA	
Parks, Playgrounds & Recreational Facilities						
Franklin Park Zoo	0	3,000	9,240	9,000	11,500	(1985-89 proposed by MDC)
Franklin Park Community Resource Center	0	0	300	420	NA	(White Fund)
White Schoolboy Stadium	NA	NA	NA	NA	3,000	(Proposed by School Department)
Franklin Park	NA	1,300	300	330	3,300	
Clifford (Eustis) Playground	NA	0	0	175	1,500	(1985-89 proposed by BPRD)
Orchard & Howes Playgrounds	NA	0	120	320		
Horatio Harris & Washington Parks	1,150	0	260	75		
Other Parks and Playgrounds	NA	NA	50	50		
Washington Park Recreation Center	1,600	0	0	0	NA	
Mason School Pool	700	0	0	0	NA	
Bird St. Gym	0	200	0	0	NA	
Strand Theatre	0	1,000	60	0	NA	
Subtotal Parks and Recreation Facilities	3,450	5,500	10,330	10,390	19,300	
Public Facilities and Schools						
Madison Park High School	0	25,000	600	120	420	
Occupational Resource Center	0	17,000	20,000	0	NA	
Trotter Elementary School	3,000	0	0	0	NA	
Jeremiah Burke High School	NA	NA	NA	120	1,500	1985+ School investments are awaiting State reimbursement approval
Boston Technical High School	NA	NA	NA	110	1,060	
Dudley-Harrison Fire Station	0	1,000	0	0	NA	
Dudley Regional Library	0	1,800	0	0	NA	
Grove Hall Library	500	0	0	100	200	
District 2 Police Station	1,500	0	0	140	NA	
Roxbury Civic Center Courthouse	1,900	0	0	0	NA	
Roxbury Community College	0	0	8,800	250	35,000	(Mass. DCPO)
Uphams Corner Health Center	NA	70	0	0	NA	
Boston City Hospital	NA	42,000	9,500	5,100	NA	(BCH is located at the edge of ED7)
Subtotal Public Facilities and Schools	6,900+	86,870	38,900	5,940	38,180+	

Table 1 (continued)
($000s)

	1968-73	1974-78	1979-83	1984	1985-89	
Transportation Improvements						
Orange Line Relocation	NA	NA	680,000	30,000	30,000	MBTA figures are appropriations rather than actual expenditures
Roxbury-South End Replacement Service	NA	0	0	2,000	38,000	
Dudley St. Reconstruction & Terminal Improvements	NA	2,160	500	0	0	
Extension of New Dudley Street	NA	0	0	0	2,800	
Columbia Rd. Lighting & Reconstruction	NA	910	1,170	0	0	
Crosstown St. Construction	NA	7,720	0	0	0	
Huntington Ave. Reconstruction Phase I & II	NA	1,200	7,730	0	0	Cost data includes only those portions of MDPW work occurring within ED7
Columbus/Tremont Reconstruction Phase I & II	NA	0	3,500	3,600	0	
Reconstruction of Blue Hill Avenue	NA	0	0	1,000	0	
Boston Public Works Dept Street Reconstruction	NA	NA	2,500	3,000	NA	Estimates of BPWD work within ED7
Subtotal Transportation	NA	11,990+	695,400	39,600	70,800	
Commercial District & Industrial Park Investments						
Crosstown Industrial Park	0	0	1,830	0	NA	
Grove Hall Commercial District Improvements	0	0	265	0	NA	
Uphams Corner Commercial District Improvements	0	0	300	0	180	(Includes improvements to Burial Ground Walls)
Subtotal Commercial & Industrial	0	0	2,395	0	NA	
Water & Sewer Improvements						
Relaying & Relining of Water Pipes	NA	NA	4,000	NA	NA	Estimates of BWSC work with ED7
Transmission System Improvements & Combined Sewer Separation	NA	NA	550	NA	NA	
Subtotal Water & Sewer	NA	NA	4,550	NA	NA	
Total	17,800+	108,650+	754,445	56,040	128,460+	

Table 2

INFRASTRUCTURE INVESTMENTS BY NEIGHBORHOOD AREAS IN ELECTORAL DISTRICT 7
PAST (1968-83), ONGOING (1984) AND PROSPECTIVE (1985-89)
($000s)

	1968-73	1974-78	1979-83	1984	1985-89
Fenway/South End/Mission Hill					
South End & Fenway Urban Renewal	0	350	1,040	0	NA
Huntington Ave. Reconstruction Phase I & II	0	1,200	7,730	0	NA
Columbus/Tremont Reconstruction Phase I & II	0	0	3,500	3,600	NA
Boston City Hospital	NA	42,000	9,500	5,100	NA
Subtotal	NA	43,550	21,770	8,700	NA
Lower Roxbury, Highland Park, North Sav-Mor & Washington Park					
Kittredge Sq., Campus High & North Wash. Pl., Urban Renewal	3,700	3,600	1,370	110	NA
Orchard & Howes Playgrounds	0	0	120	320	1,000
Horatio Harris & Washington Parks	1,150	0	260	75	
Other Parks and Playgrounds	NA	NA	50	50	
Washington Park Recreation Ctr.	1,600	0	0	0	NA
Madison Park High School	0	25,000	600	120	420
Occupational Resource Center	0	17,000	20,000	0	NA
Roxbury Community College	0	0	8,800	250	35,000
Dudley-Harrison Fire Station	0	1,000	0	0	NA
Dudley Regional Library	0	1,800	0	0	NA
District 2 Police Station	1,500	0	0	140	NA
Roxbury Civic Center Courthouse	1,900	0	0	0	NA
Crosstown Industrial Park	0	0	1,830	0	NA
Crosstown St. Construction	NA	7,720	0	0	0
Dudley St. Reconstruction & Terminal Improvements	NA	2,160	500	0	0
Extension of New Dudley Street	NA	0	0	0	2,800
Subtotal	9,850	58,280	33,530	1,065	39,220

Please refer to Table 1 for notes on individual projects.

Table 2 (Continued)
($000s)

	1968-73	1974-78	1979-83	1984	1985-89
Grove Hall, South Sav-Mor & Washington Park					
South Washington Park Urban Renewal	3,750	340	460	0	0
Trotter Elementary School	3,000	0	0	0	NA
Jeremiah Burke High School	NA	NA	NA	120	1,500
Boston Technical High School	NA	NA	NA	110	1,060
Grove Hall Library	500	0	0	100	200
Grove Hall Parking Lot, Tree Planting, Lighting	0	0	265	0	NA
Reconstruction of Blue Hill Avenue	NA	0	0	1,000	0
Subtotal	7,250	340	725	1,330	2,760
Brunswick/King/Uphams Corner					
Clifford (Eustis) Playground	NA	0	0	175	0
Other Parks and Playgrounds	NA	0	0	20	500
Bird St. Gym	0	200	0	0	NA
Mason School Pool	700	0	0	0	NA
Strand Theatre	0	1,000	60	0	NA
Uphams Corner Health Center	NA	70	0	0	NA
Commercial District Improvements	0	0	300	0	180
Columbia Rd. Lighting & Reconstruction	NA	910	1,170	0	0
Subtotal	700	2,180	1,530	195	500
Franklin Park Area					
Franklin Park Zoo	0	3,000	9,240	9,000	11,500
Franklin Park Community Resource Center	0	0	300	420	NA
Franklin Park	NA	1,300	300	330	3,300
White Schoolboy Stadium	NA	NA	NA	NA	3,000
Subtotal	NA	4,300	9,840	9,750	17,800
Districtwide Improvements					
Orange Line Relocation	NA	NA	680,000	30,000	30,000
Roxbury-South End Replacement Service	NA	0	0	2,000	38,000
Boston Public Works Dept Street Reconstructions	NA	NA	2,500	3,000	NA
Water & Sewer Improvements	NA	NA	4,550	NA	NA
Subtotal	NA	NA	687,050	35,000	68,000
Total ED7	17,800+	108,650+	754,445	56,040	128,460+

Please refer to

Table 1 for notes

on individual projects.

Table 3

BHA CAPITAL INVESTMENT IN ELECTORAL DISTRICT 7, 1980-87

Project	Total # Of Units	Capital Expenditures 1980-83 ($000s)	Capital Expenditures 1984-87 ($000s)	Description of Ongoing Work	Current Vacancy Rate %	Expected Vacancy Rate After Improvements %
Mission Hill Ext.	579 (369) after 1987	1,295	15,900	New construction of 62 townhouse units, gut rehabilitation of 144 units	42	0
Lenox	304	396	535	Minor repairs and improvements	0	0
Whittier	199	23	262	Minor repairs and improvements	0	0
Orchard Park	726	3,964	5,932	Moderate rehabilitation of 200	36	0
Warren St.	104	3	153	Minor repairs and improvements	1	0*
Amory	233	3	115	Minor repairs and improvements	11	11*
Walnut Park	168	0	81	Minor repairs and improvements	10	10*
Elm Hill	86	27	105	Minor repairs and improvements	5	5
Bromley/Heath/ Bickford	1,123	4,666	12,600	Gut rehabilitation of 96 units	43	39
Mission Hill Main	960	7,376	9,969	Moderate rehabilitation of approximately 200 units	50	30**
Camden	72	437	516	General reapirs and improvements	0	0
Total	4,554 (4,344)	18,190	46,168	New construction of 62 units, gut rehab of 240 units, moderate rehab of 400 units, minor repairs to remaining units.	33	17

* No major work is currently budgeted for units now vacant.

** Preliminary estimate of vacancy rate after rehabilitation.

Source: BHA Grant and Contract Files. Prepared by Anthony Artuso, BRA Research Department, August 28, 1984.

Table 4

VACANT LOTS AND VACANT AND ABANDONED BUILDINGS IN ELECTORAL DISTRICT 7

Ward	Precinct	Neighborhood Area	Vacant Lots	Vacant & Abandoned Buildings	Vacant Lots & Abandoned Buildings
4	8	Fenway	NA	NA	NA
4	9	Fenway	NA	NA	NA
9	3	South End	5	15	20
9	4	South End	5	13	18
		Subtotal	10+	28+	38+
8	3	Lower Roxbury, South End	82	6	88
8	4	Lower Roxbury	131	19	150
8	7	Lower Roxbury	155	33	188
9	5	Lower Roxbury	118	31	149
12	1	Lower Roxbury, Sav-Mor	32	21	53
12	2	Sav-Mor, Washington Park	89	17	106
12	4	Sav-Mor	72	14	86
12	6	Sav-Mor	66	24	90
12	3	Washington Park	7	10	17
12	5	Washington Park	10	7	17
12	7	Washington Park	3	2	5
12	8	Washington Park	65	8	73
12	9	Washington Park	15	2	17
11	1	Highland Park	70	20	90
11	2	Highland Park	116	17	133
11	3	Highland Park	33	2	35
11	4	Highland Park, Egleston	100	12	112
11	5	Highland Park	16	10	26
		Subtotal	1,180	255	1,435
8	5	Dudley/Brunswick King	185	4	189
8	6	Dudley/Brunswick King	76	0	76
13	1	Dudley/Brunswick King	250	11	261
13	2	Dudley/Brunswick King	91	5	96
13	4	Dudley/Brunswick King	44	3	47
13	5	Dudley/King/Uphams Corner	26	4	30
7	10	Uphams Corner	28	7	35
		Subtotal	700	34	734
		Total ED7	1,890	317	2,107
		Totals citywide	5,172	893	6,065
		Average per precinct ED7	65	11	73
		Average per precinct citywide	28	5	33